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## Grove Hill House, Tunbridge Wells

Offers in the Region of **£385,000**

**Council Tax Band: D**

**Property Type: Flat**

**Bedrooms: 2 | Bathrooms: 2 | Receptions: 1**

The property opens into a welcoming entrance hallway with useful storage, seamlessly leading to the main living areas and a convenient guest WC, all contributing to a practical and thoughtfully designed layout.

This well-presented apartment offers stylish and well-proportioned accommodation arranged around a bright, open-plan kitchen, dining and living space. The main living area is a real focal point of the home, featuring modern fitted units in the kitchen, integrated appliances and generous worktop space, flowing seamlessly into a comfortable sitting area that is ideal for both everyday living and entertaining. Large glazed doors flood the room with natural light and provide direct access to a private balcony, creating a pleasant indoor-outdoor feel.

The apartment benefits from two well-sized bedrooms. The main bedroom benefits from its own private en-suite, finished to a modern standard and comprising a bath with shower attachment, wash hand basin and WC, offering a comfortable and contemporary retreat. A second well-proportioned bedroom provides flexibility for guests, family or home working paired with ample built in storage and en-suite fitted with a walk-in shower, WC and wash hand basin.

Situated in the heart of Royal Tunbridge Wells, Grove Hill House occupies a highly desirable town-centre position on Grove Hill Road, offering an unbeatable combination of convenience, character and lifestyle. The property is just a short stroll (approximately 150 Yards) from Tunbridge Wells mainline railway station, with regular and fast services into central London. Just moments from your front door is the vibrant historic High Street and The Pantiles, where you'll find an excellent variety of independent cafés, bakeries, boutiques and eateries. The location also benefits from excellent transport connections beyond rail, with local bus services nearby and easy access to the A26/A21 road networks, linking to the M25, Gatwick and Heathrow airports, and the wider Kent and Sussex countryside.

Tunbridge Wells itself combines historic charm with modern convenience, offering theatres, sports and leisure facilities, a thriving café culture and a range of quality schools.

This property also comes with 1 allocated secure parking space.

**EPC- C**

**Council Tax Band- D**

**Ground Rent- £200 PA**

**Service Charge- £340 PM**

**976 Years Left on the Lease**











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## CONTACT US

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