



24a Dorset Road
Tunbridge Wells, Kent

A beautifully presented home with a garage exclusively for the over 55's having been tastefully updated to create a contemporary feel which is light and airy throughout and situated in a sought-after residential area on the favoured south side of Tunbridge Wells within easy reach of the town centre.

Guide price £175,000 Share of Freehold

Situation:

The property is situated in an enviable position in a much sought after residential road in the popular Hawkenbury village area of Tunbridge Wells, a minutes walk from the local amenities, with the town centre being approximately one mile distant with a regular bus service within a couple of minutes stroll. Dunorlan Victorian park is also within a few minutes walk. Tunbridge Wells provides a comprehensive range of amenities including Royal Victoria Place shopping centre, restaurants, independent shops, and theatres. The town is well known for the historic Pantiles and its open spaces, including Dunorlan and Calverley parks and The Common.

For the commuter, the mainline station provides a regular service to London Charing Cross/Cannon Street in under an hour and the A21 is also within easy reach with links to the M25.

Description:

This beautifully presented home has been subject to extensive and tasteful updates by the current owner, including décor, flooring, and a new kitchen and bathroom, making this a truly 'turnkey' property.

The accommodation is arranged over one floor and includes; a large entrance hall with attractive high quality laminate flooring, and adjacent airing cupboard housing a direct cylinder hot water system and additional twin storage cupboard with plumbing for a washing machine; a light, airy, and spacious living room with triple windows providing a good deal of natural light, adjacent cupboard providing useful additional storage, and electric feature fire as its focal point; a well-proportioned kitchen with a wide range of gloss wall and base units, complementary work surfaces and splashbacks, oven, hob with stainless steel extractor, and sink and drainer with mixer tap over; a good-sized double bedroom with fitted wardrobes; and a contemporary bathroom featuring large walk in shower, low level w/c, wash basin with mixer tap over and storage beneath, wall mounted mirrored medicine cabinet, stainless steel heated towel rail, and attractive wall tiling and high quality laminate flooring.

The property also benefits from a garage and an impressive EPC rating of 'C'.

Tenure: Share of Freehold

Lease Length: 999 years from 08/11/16 (989 years remaining)

Service Charge: £70pcm

Ground Rent: Nil

Buildings insurance: £240pa

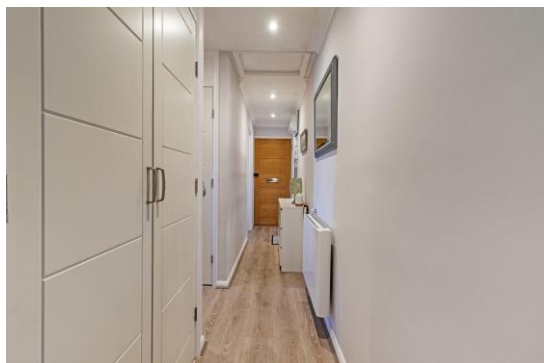
Services: Mains water and electricity.

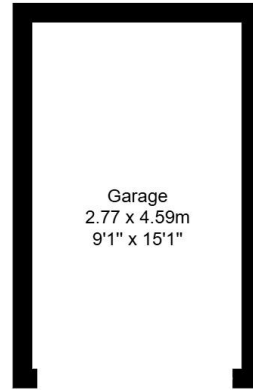
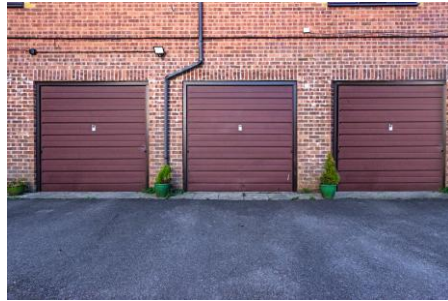
Local Authority: Tunbridge Wells Borough Council (01892) 526121

Council Tax Band: C

Current EPC Rating: C

Property address: Dorset Road, Tunbridge Wells, Kent TN2 5AP





Garage
2.77 x 4.59m
9'1" x 15'1"

Total Area: 58.8 m² ... 633 ft²
All measurements are approximate and for display purposes only.

(Not shown in actual location / orientation)
Area: 12.7 m² ... 137 ft²



First Floor Flat
Area: 46.1 m² ... 496 ft²

Important notice:
These details have been produced as a general guide only. All descriptions, photographs, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact. The agents have not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Items shown in photographs are not necessarily included in the sale. Room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances or carpets. Descriptions of any property are obviously subjective and the descriptions contained herein are used in good faith as an opinion.



01892 619888 www.greenlizardhomes.co.uk

15 Crescent Road Tunbridge Wells Kent TN1 2LU Telephone: 01892 619888 email: info@greenlizardhomes.co.uk