



Flat 1, 5 Southfield Road
Tunbridge Wells, Kent



A beautifully presented home with a private good-sized south facing garden, situated in the much sought after St Johns area in a quiet road within easy reach of the town centre, schools and the station.

Guide price £399,950 Leasehold

Situation: The property is situated in an enviable position in a sought-after and quiet residential road and is conveniently located for the well-regarded state and independent schools in the area, including grammar schools for both girls and boys. Tunbridge Wells town centre is within walking distance and provides a comprehensive range of amenities including the Royal Victoria shopping centre, cinema complex 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, Tunbridge Wells and High Brooms mainline stations provide 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: The property is a beautifully presented and spacious ground floor apartment providing versatile accommodation throughout and benefits from a good-sized private south facing garden.

The home is presented over one floor and includes; an entrance porch; an entrance hall with adjacent downstairs storage cupboard; an impressive open plan living area, extending to over 23ft, ideal for families and entertaining alike, featuring a contemporary kitchen with a wide range of wall and base units, complementary granite work surfaces, attractive tile flooring, 1 ½ bowl sink with mixer tap over, oven, and 5 ring hob with granite splashback and stainless steel extractor; adjacent utility room with vaulted ceiling and Velux window providing a good deal of natural light, with an American style Fridge/Freezer and plumbing for a washing machine and dryer; and a spacious and well-proportioned conservatory which is light and airy, with attractive views of the garden and French doors to the rear.

The property has two double bedrooms with the bedroom to the front having a bay window providing a good deal of natural light, with the other bedroom having two sets of fitted wardrobes. There is also a 'Jack and Jill' family bathroom featuring a large walk in shower, low level w/c, counter top wash basin upon a granite work surface with mixer tap over and storage beneath, stainless steel heated towel rail, with the room being complemented by attractive wall and floor tiles.

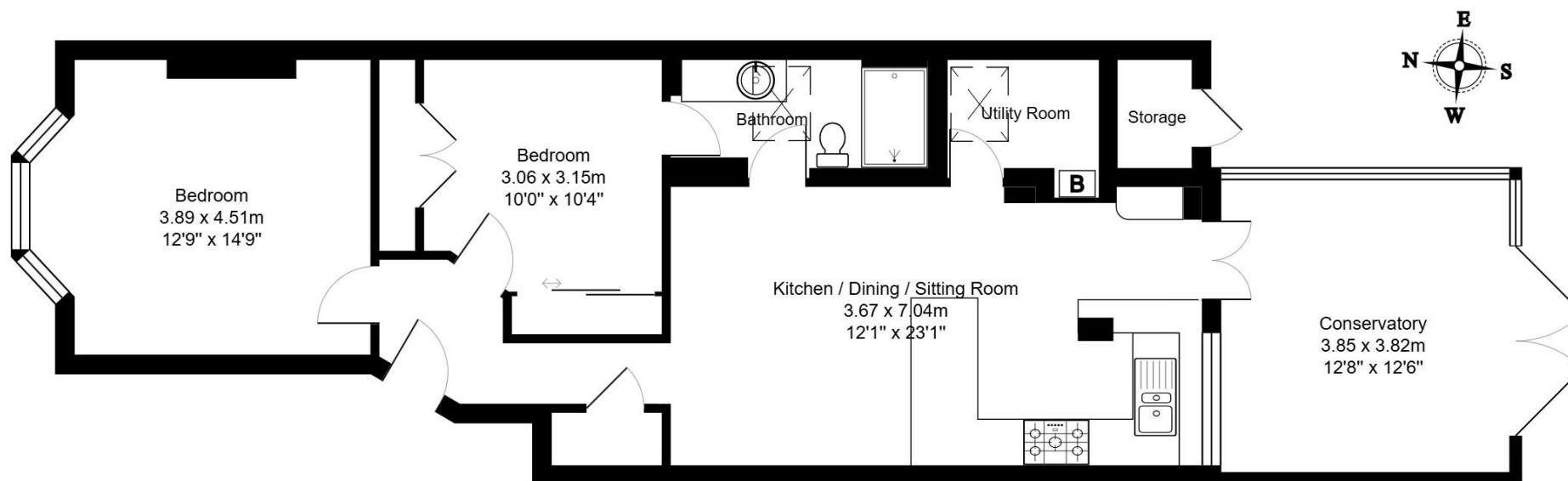
To the front of the property is a low maintenance garden bordered by a low-lying brick wall, and to the rear a good-sized private south facing garden mainly laid to lawn with a large variety of mature plants, shrubs and flowers, a patio ideal for outdoor entertaining, and, shielded to the rear, a large storage shed.

The property has 195 years remaining on the lease (199 years from 01/01/21), services charges are Ad Hoc, and ground rent is nil.

Services: Mains water, gas and electricity.
Local Authority: Tunbridge Wells Borough Council
Council tax band: B
Current EPC Rating: D
Property address: TN4 9UH

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Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week



Ground Floor Flat

Total Area: 88.4 m² ... 951 ft²

All measurements are approximate and for display purposes only.

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.



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