



# MODEST CORNER, SOUTHBOROUGH

Tunbridge Wells - £435,000



**WOOD & PILCHER**

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## 20 Modest Corner, Southborough, TN4 0LS

Entrance Porch - Two Reception Rooms - Kitchen -  
Conservatory - Two Bedrooms - Bathroom - Garden

The property is located in a beautiful spot at Modest Corner on Southborough Common. It sits towards the edge of the hamlet and its location affords tremendous privacy and tranquillity. Whilst they appear a world away, Southborough, Tonbridge and Tunbridge Wells are nearby with their excellent respective mix of social and retail facilities, including the Royal Victoria Shopping Centre and Calverley Road pedestrianized precincts in Tunbridge Wells, mainline railway stations at Tonbridge, High Brooms and Tunbridge Wells and a host of well regarded primary, secondary, grammar and independent schooling in all areas.

Offered at Modest Corner on Southborough Common: a semi-detached three-storey period home with westerly gardens, lovely views, and scope for modernisation. Quiet, private location near Southborough, Tonbridge and Tunbridge Wells with shops, stations and good schools nearby.

Access via partially glazed, double glazed door with inset opaque panels to.

### ENTRANCE PORCH:

Tiled floor, part tiled walls, two opaque double glazed panels to either side, partially glazed door with two inset panels to.

### RECEPTION ROOM:

Carpeted, double glazed window to front, textured ceiling, feature fireplace with tiled mantel and surrounds. Fitted shelving units to either side of chimney breast. Wall mounted electric storage radiator to.

### INNER LOBBY:

Carpeted, stairs to first floor to.

### SECOND RECEPTION ROOM:

Carpeted, wall mounted electric storage radiator, double glazed windows to the rear. Textured ceiling, cornicing, fireplace with wooden mantel and surround. Various media points. Stairs to.



## Lower Ground Floor

### INNER LOBBY:

Tiled with wall mounted electric storage radiator, large recess, to.

### KITCHEN:

Range of wall and base units with a complimentary work surface, space for freestanding fridge, general storage space, tiled wall, textured ceiling, door to understairs space, space for freestanding electric oven, inset single bowl sink with mixer tap over, window toward.

### CONSERVATORY:

Tiled floor, areas of exposed brickwork to the walls, double glazed French doors to the rear with double glazed windows to either side.

Inner lobby to:

### BATHROOM:

Tiled floor, wall mounted electric towel radiators, pedestal wash hand basin, part tiled walls, opaque double glazed window to front, textured ceiling, low level w/c, panelled bath with electric Triton shower over and fitted glass screen.

## Upper Floor

Carpeted landing area to:

### BEDROOM:

Carpeted, wall mounted electric storage radiator, double glazed window to the front affording view across Southborough Common. Door to cupboard.

### BEDROOM:

Carpet, wall mounted electric radiator, double glazed window with lovely views. Space for double bed and associated bedroom furniture. Areas of fitted bedroom furniture.

### OUTSIDE FRONT:

Brick pathway from Common toward front door. Lower maintenance gardens set to chipped stones with further bin storage space.



**OUTSIDE REAR:**

Paved area to immediate rear with space for garden furniture. Retaining brickwork and wooden fencing with gates to either side. Stepping stones & steps leading to two level areas set to paving. Steps to rear lawned area with retaining hedging and lovely views. Further garden areas beyond.

**TENURE:**

Freehold

**COUNCIL TAX BAND:**

D

**VIEWING:**

By appointment with Wood & Pilcher 01892 511311

**ADDITIONAL INFORMATION:**

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

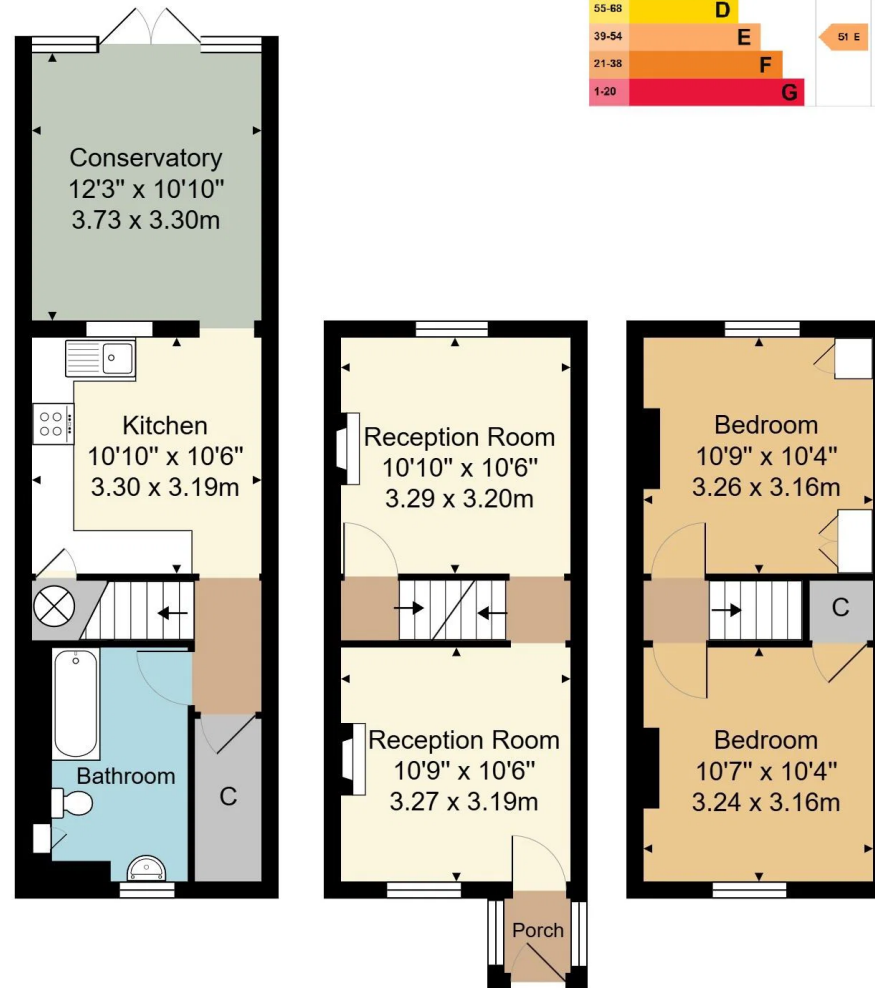
Flood Risk - Check flooding history of a property England

- [www.gov.uk](http://www.gov.uk)

Services - Mains Water, Electricity & Drainage

Heating - Electric Heating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		



**Lower Ground Floor    Ground Floor**

**First Floor**

**Approx. Gross Internal Area 934 ft<sup>2</sup> ... 86.8 m<sup>2</sup>**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.

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