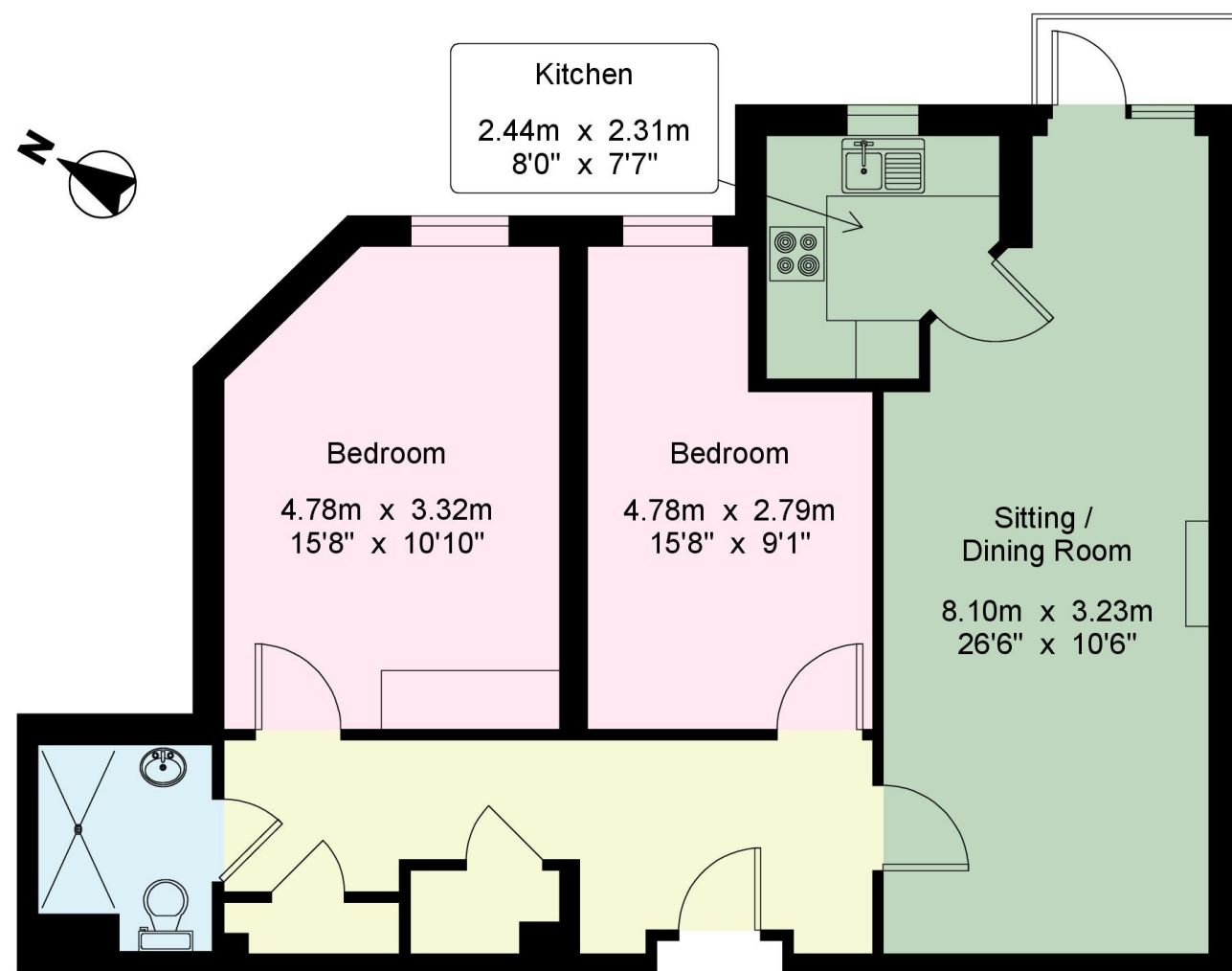




Ground Floor

1 Chartwell Lodge

House - Gross Internal Area : 75.5 sq.m (812 sq.ft.)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Agents Note: Whilst every care has been taken to prepare these particulars they are for guidance purposes only. If there are any points of particular importance to you please contact the office. Any areas, measurements or distances are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon. It should not be assumed that the property has all necessary planning, building regulations or other consents. Sumner Pridham have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



1 Chartwell Lodge, Bishops Down Road

Tunbridge Wells, TN4 8AF

SUMNER PRIDHAM

A well-presented 2 bedroom ground floor flat recently redecorated throughout with new carpets and lighting, in a purpose built property for those seeking independent living with the reassurance of a lodge manager and a 24 hour careline. Number 1 Chartwell Lodge is conveniently located within the building and benefits from spacious rooms and direct access out to its own small, enclosed patio.

Hall, Sitting/Dining Room, fitted Kitchen, 2 Bedrooms, Wet Room, 2 Storerooms, Electric wall mounted Radiators.

All apartments benefit from a guest suite for relatives and friends that has an ensuite bathroom. Residents also have use of the communal lounge for social events and private hire, Laundry, well-tended, communal gardens, resident and visitor parking.

Guide price £200,000 Leasehold





Property Description

- ◆ Well presented, recently decorated 2 bedroom ground floor apartment.
- ◆ New carpets throughout and modern lighting.
- ◆ Direct access out to small, enclosed patio from the sitting room.
- ◆ Conveniently located within the building.
- ◆ Front door to a generous sized hall decorated with dado rail and coved ceiling.
- ◆ 2 useful storerooms one housing hot water tank slated shelves and consumer unit.
- ◆ Large sitting/dining room with coved ceiling, ornamental fireplace with fitted electric fire.
- ◆ Glazed French doors and floor to ceiling window out to a small, enclosed patio.
- ◆ Multipaned glass door into fitted kitchen.
- ◆ Worktops arranged over 3 walls including stainless steel sink and drainer beneath window, with views to the front of the building.
- ◆ Appliances include ceramic hob with cooker extractor above, new eyelevel electric oven, integrated fridge and freezer.



- ◆ Comprehensive range of cupboards and wall mounted cabinets, tiled walls.
- ◆ Apartment 1 benefits from two double bedrooms, one with fitted mirrored wardrobe cupboards.
- ◆ Separate wet room with low level WC, washbasin with cupboards beneath, fitted mirror, tiles walls, electric shower unit, shower rail and curtain.

Outside

- ◆ Number 1 Chartwell Lodge has the benefit of its own access out to a small, enclosed patio.
- ◆ Chartwell Lodge is set in large well-tended gardens which are designed as a parterre with designated seating areas and are one of the features of the property.
- ◆ Separate resident and visitor parking spaces on a first come first served basis.
- ◆ Designated shelter for mobile scooters.

Practicalities

- ◆ The accommodation is normally limited to those aged 55 and above.
- ◆ There is a lodge manager plus the reassurance of a 24 hour careline.
- ◆ Laundry with washing machines and tumble dryers.
- ◆ Communal lounge has a kitchen and is used on a regular basis for social events, weekly coffee mornings, exercise classes, afternoon tea and knit and natter.
- ◆ The apartment is held on a 125 year lease which commenced on the 1st July 2007.
- ◆ Ground rent: £877.64 per annum
- ◆ Service Charge: £4638.56 per annum
- ◆ Guest suite for relatives and friends with ensuite bathroom, tea and coffee making facilities all available at a nominal charge.
- ◆ Mains services for electricity, water, and drainage.

Viewing

Strictly by appointment only through sole agents Sumner Pridham
01892 516615 info@sumnerpridham.co.uk

