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**GROVE HILL ROAD**

**TUNBRIDGE WELLS - GUIDE PRICE £265,000 - £275,000**



76d Grove Hill Road  
Tunbridge Wells, TN1 1SP

Communal Entrance - Entrance Hall & Landing - Sitting Room - Kitchen/Breakfast Room - Utility Area - Two Bedrooms - Bathroom - Permit Parking

Offered with no onward chain and occupying the top floor of an elegant period building, this well appointed two bedroom apartment enjoys a prime location in the highly desirable 'Village' area of Tunbridge Wells - known for its charming architecture, independent shops, and proximity to both the High Street and mainline station. The property presents a fantastic opportunity for buyers seeking a characterful home with modern conveniences, all within walking distance of the town's vibrant amenities.

**COMMUNAL ENTRANCE:**

Accessed via a shared entrance, with stairs rising to the private front door on the top floor.

**ENTRANCE HALL & LANDING:**

The entrance opens into a carpeted landing area with a central heating thermostat, built-in storage cupboard and access to all principal rooms.

**SITTING ROOM:**

A bright and spacious reception room with a double glazed sash window overlooking the rear, a feature fireplace offering a charming focal point, carpeted flooring, and a radiator. Ideal for relaxing or entertaining.

**KITCHEN/BREAKFAST ROOM:**

This re-fitted kitchen is both stylish and functional. It features a range of contemporary wall and base units with complementary work surfaces and upstands. Integrated appliances include an electric oven, ceramic hob with extractor fan, built-in microwave, and slimline dishwasher. There is also an inset one and a half bowl stainless steel sink with mixer tap and space for a tall fridge/freezer. A sash window provides natural light, and the room is finished with laminate flooring, coved ceiling and a radiator. There's also space for a small breakfast table.



#### BEDROOM 1:

A generously proportioned double bedroom with a double glazed sash window to the front, fitted carpet, coved ceiling and radiator.

#### BEDROOM 2:

Another spacious double bedroom, also to the front, featuring loft access for additional storage, carpeted flooring, and radiator.

#### UTILITY AREA:

A useful built-in cupboard off the hallway houses the gas-fired central heating boiler and provides plumbing for a washing machine - creating a discreet yet practical utility space.

#### BATHROOM:

Fitted with a modern white suite comprising a low-level WC, vanity unit with wash basin and storage below, and a 'P' shaped bath with mixer tap, shower over, and glass screen. The room is partially tiled, with a heated towel rail, laminate flooring, and a double-glazed window to the front providing ventilation and natural light.

#### PARKING:

Permit parking is available and this property is allowed up to two permits and 50 visitor passes at a cost of £95 per permit. A single garage is located in a separate block to the rear of the property and could be available by separate negotiation.

#### SITUATION:

Grove Hill Road is situated in one of Tunbridge Wells' most sought-after neighbourhoods, just a short walk from the mainline station (providing regular services to London in under an hour), The Pantiles, and the High Street with its array of boutique shops, restaurants, cafés, and bars. Calverley Park and other green spaces are also within easy reach.



**TENURE:**

Leasehold with a share of the Freehold  
Lease - 999 years from 29 September 1979  
Service Charge - currently £2700.00 per year  
No Ground Rent

We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.

**COUNCIL TAX BAND:**

D

**VIEWING:**

By appointment with Wood & Pilcher 01892 511211

**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, Gas, Electricity & Drainage  
Heating - Gas Fired Central Heating

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



**First Floor**

**Second Floor**

Approx. Gross Internal Area 884 ft<sup>2</sup> ... 82.2 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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