



Connells

Frant Road
Tunbridge Wells



Property Description

Upon entering the property, you're welcomed by a spacious entrance hall featuring a convenient storage cupboard and access to all principal rooms.

The living room is tastefully decorated in neutral tones and opens onto a south-facing balcony with panoramic views, offering delightful views across The Pantiles and Tunbridge Wells—perfect for enjoying the sunshine and fresh air.

The kitchen is well-appointed with classic wooden cabinetry and wood-effect laminate worktops. Integrated appliances include a cooker, fridge/freezer, dishwasher, and washing machine, providing everything needed for modern living.

There are three generously sized double bedrooms, each neutrally decorated to suit a variety of styles. One of the bedrooms benefits from built-in wardrobes, adding valuable storage space.

The bathroom is a great size and features a white suite comprising a bathtub, separate shower cubicle, wash basin, and WC—designed for both comfort and functionality.

Externally, the property offers off-road parking, a single garage, and access to beautifully maintained communal gardens, creating a peaceful and attractive setting.

Communal Entrance Hall

Second Floor

Entrance Hall

Kitchen

12' 2" Max x 10' Max (3.71m Max x 3.05m Max)

Lounge/Dining Room

Bedroom One

16' 3" Max x 20' 3" Max (4.95m Max x 6.17m Max)

Bedroom Two

12' 6" Max x 13' 8" Max (3.81m Max x 4.17m Max)

Bedroom Three

18' 9" Max x 10' 7" Max (5.71m Max x 3.23m Max)

Bathroom

Location

Tunbridge Wells is a highly sought-after destination for Londoners, expatriates, and those looking to upsize or downsize, offering an abundance of reasons to call it home. Its close proximity to London makes it a perfect choice for commuters, but it is especially renowned for its exceptional educational options, with a wide variety of schools catering to all ages. The area's Grammar schools are particularly appealing, featuring two boys' grammars and one girls' grammar. Many of the primary schools are rated Outstanding by Ofsted, and there is also an

excellent selection of independent schools to choose from.

In addition to its top-tier education, Tunbridge Wells is rich in green spaces, with numerous parks providing residents with ample opportunities to enjoy the outdoors. The iconic Dunorlan Park, with its charming boating lake and sweeping views, is one of the area's most beloved spots. The nearby Tunbridge Wells Common offers another scenic retreat, providing stunning town-centre vistas and notable landmarks, including its unique benches.

To the south of the town lies the renowned Pantiles, a historic colonnade frequently hosting lively fairs and festivals. For sports enthusiasts, Tunbridge Wells offers a wealth of facilities, including a modern sports centre with a large swimming pool and indoor courts, as well as outdoor tennis courts in several of the local parks. The area is home to golf, tennis, and cricket clubs, ensuring there is something for everyone.

Commuting is a breeze with two stations-Tunbridge Wells (within approximately ten minuet walk) and High Brooms-both offering fast, frequent services to London on the Network Southeast line. For motorists, the A21 is conveniently located just to the east of the town, providing easy access to major motorway routes. With its blend of excellent education, green spaces, sports amenities, and transport links, Tunbridge Wells truly offers the best of both.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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5 Vale Road
 TUNBRIDGE WELLS TN1 1BS

EPC Rating: E Council Tax
 Band: D

Service Charge:
 1200.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/TWL405293

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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