



**Connells**

Hilbert Road  
Tunbridge Wells



## Property Description

An exceptional opportunity to acquire a beautifully proportioned ground-floor apartment, offering the rare combination of a private garden and an allocated parking space.

Discreetly set back from the road and approached via a private driveway, this delightful home unfolds into well-planned and versatile accommodation. The welcoming entrance hall leads to a modern shower room and a well-appointed kitchen/breakfast room, ideal for relaxed morning dining.

There are two generously sized double bedrooms, both benefiting from built-in wardrobes, with the principal bedroom further enhanced by a stylish en-suite bathroom. The heart of the home is the impressive L-shaped living and dining room, offering a bright and spacious setting for both everyday living and entertaining.

Outside, the property enjoys its own charming, low-maintenance private rear garden - a peaceful retreat perfect for al fresco dining or quiet relaxation - alongside the convenience of an allocated parking space.

This wonderful apartment would suit a wide range of buyers, from first-time purchasers to downsizers or investors, and is ideally located in the ever-popular St James' area of Tunbridge Wells.

## Ground Floor

### Entrance Hall

### Lounge/Dining Room

L-Shaped

### Kitchen/Breakfast Room

### Bedroom One

### En-Suite

### Bedroom Two

### Bathroom

### Outside

### Parking

### Rear Garden

## Location

Tunbridge Wells is a highly sought-after destination for Londoners, expatriates, and those looking to first time purchase, 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.

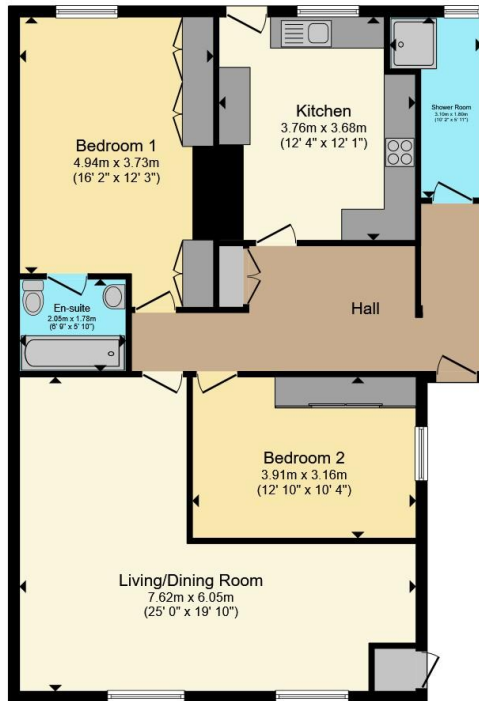
Commuting is a breeze with two stations- Tunbridge Wells and High Brooms-both offering fast, frequent services to London on the Network Southeast line. For motorists, the

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.









**Ground Floor**

Total floor area 107.5 m<sup>2</sup> (1,157 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

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5 Vale Road  
 TUNBRIDGE WELLS TN1 1BS

EPC Rating: C Council Tax Band: C

Service Charge: 2400.00

Ground Rent: Ask Agent

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2001. 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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