



**KINGS ESTATES**  
PROFESSIONALS IN PROPERTY



# 139 Hastings Road

Pembury, Tunbridge Wells

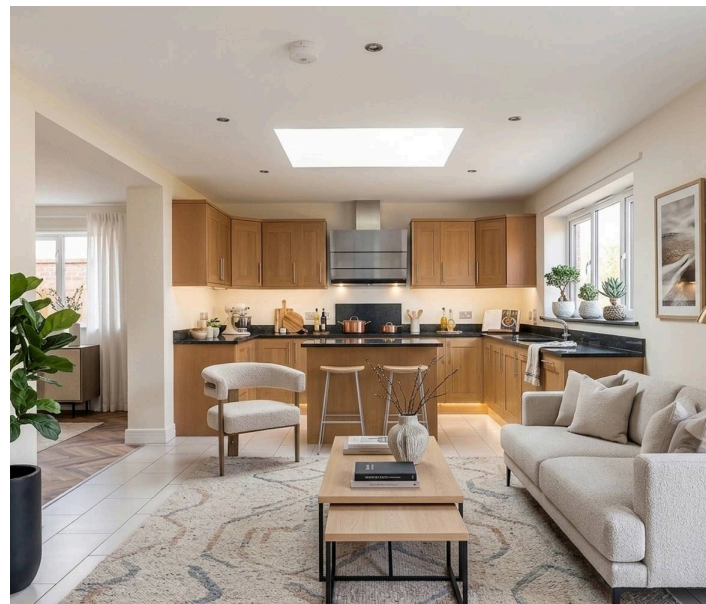
Renovated four bed detached home in central Pembury. Stylish interiors, open plan living, private garden, garage, driveway, near amenities and A21. No chain. 1959 sq ft. Freehold.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Recently Renovated Detached Family Home
- Four Well Proportioned Bedrooms
- Hardwired CCTV
- Impressive Open Plan Kitchen And Living Space
- Spacious Sitting Room With Log Burner
- Separate Study Ideal For Home Working
- En Suite To Principal Bedroom
- Private Rear Garden With Decking And Pergola
- Garage With Utility Area measuring 7.62m x 3.02m
- Off Road Parking For Multiple Vehicles





A beautifully renovated and substantial four bedroom detached home, ideally positioned in Pembury close to village amenities and with convenient access to the A21. Offering generous and versatile living spaces, stylish interiors and a superb private garden, it is perfectly suited to modern family life and available with no onward chain.

Welcomed via a useful entrance porch, ideal for coats and shoes, the property opens into a central hallway where herringbone Amtico flooring sets the tone for the quality and finish found throughout. The spacious sitting room is both bright and inviting, with large picture windows to the front and a charming log burner forming a natural focal point, creating a warm and comfortable space for everyday living.

The layout flows effortlessly into a superb open plan kitchen and living area, designed very much with modern family life in mind. The kitchen is well appointed with oak style cabinetry, granite worktops and a range of integrated appliances including a Neff double oven, fridge freezer and dishwasher. This space offers excellent flexibility, whether used as a relaxed seating area or arranged around a large dining table, and benefits from an abundance of natural light via two generous rooflights.

Beyond the kitchen, a further dining area provides an additional reception space, ideal for entertaining, family gatherings or as a playroom. A separate study to the front of the property offers a quiet retreat for home working, enhanced by its double aspect outlook. Completing the ground floor is a convenient WC and internal access to the integral garage, which incorporates a useful utility area with space for laundry appliances and additional storage.

Upstairs, the property continues to impress with four well proportioned bedrooms, all benefitting from fitted wardrobes. The principal bedroom enjoys its own en suite shower room, while the remaining bedrooms are served by a well finished family bathroom fitted with a bath and overhead shower, WC and wash basin.

Externally, the property offers excellent space for both relaxation and practicality. To the front, a generous, recently block paved driveway provides off-road parking for several vehicles and leads to the integral garage, which benefits from an electric door. To the rear, the private garden has been thoughtfully arranged, featuring a large composite decked terrace, level lawn with established planting, an ornamental pond and a covered seating area beneath a pergola covered with a beautifully established wisteria, creating a lovely setting for outdoor dining and entertaining.

Offered to the market with no onward chain, this is a superb opportunity to acquire a stylish and spacious home in a highly regarded village location.

## OTHER INFORMATION

Tenure - Freehold

Council Tax Band - E - Tunbridge Wells Borough Council

Agents Note - Please be advised that some of the images included in this listing have been virtually staged for illustrative purposes. Virtual staging involves digitally enhancing or altering images to showcase potential furniture placement and decorative possibilities. These enhancements are for visual representation only and should not be construed as the actual condition or contents of the property. We recommend prospective buyers or tenants to conduct physical viewings to accurately assess the property's layout and condition. Should you require any further clarification regarding the property's presentation, please do not hesitate to contact us.

## THE LOCATION

Nestled in the heart of Pembury village, this super home enjoys a prime position, offering a harmonious blend of tranquil living and convenient access to everyday amenities. Residents are within easy walking distance of a range of local shops, a pharmacy, newsagent, restaurant takeaways, and traditional village pubs, making day-to-day living both simple and enjoyable.

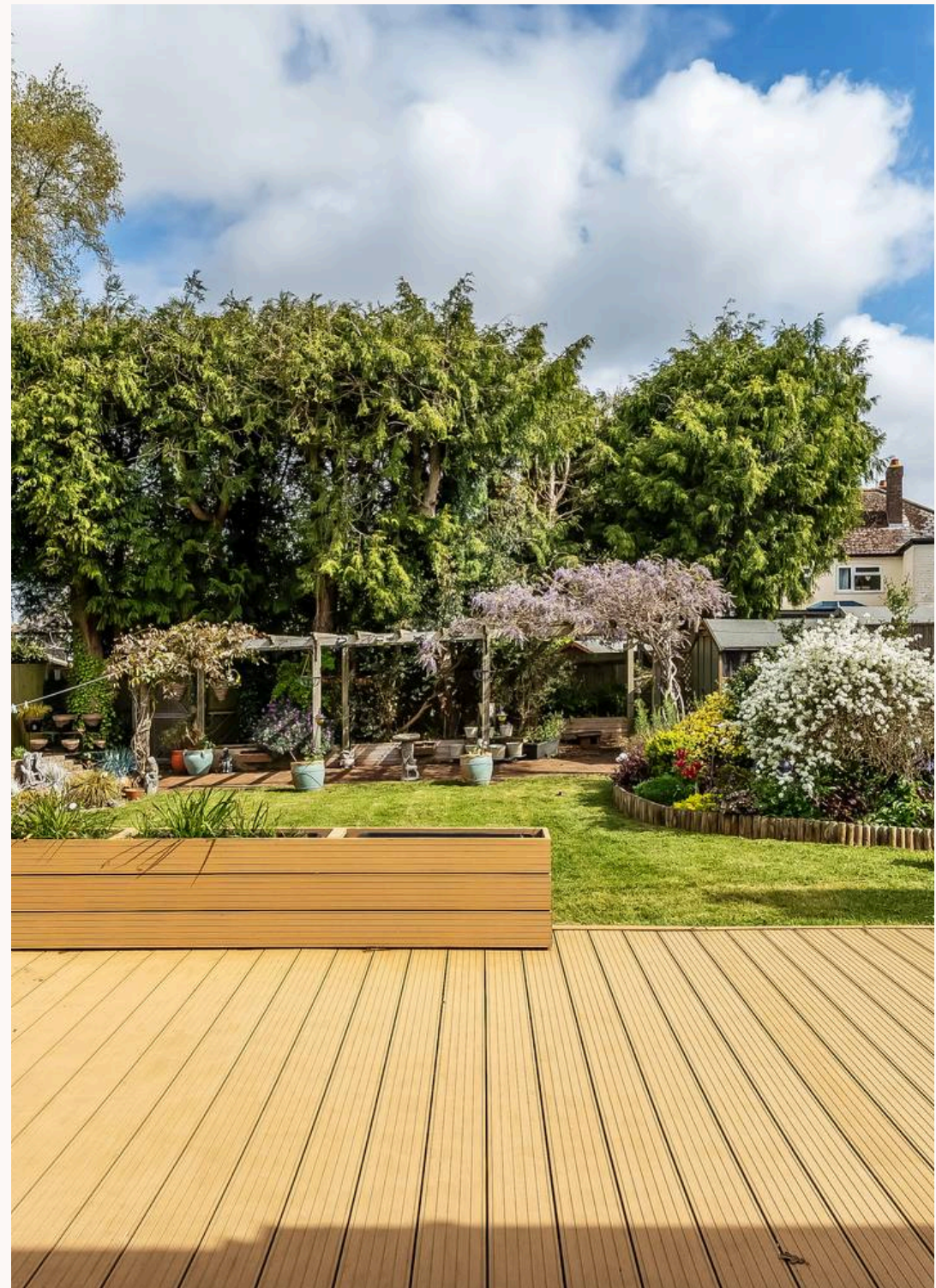
Amenities: Pembury has good local shops catering for everyday needs including a post office, chemist, hairdressers, newsagents, a Tesco superstore and pubs including the Black Horse and the Camden Arms. Matfield has a church, post office and two pubs, The Poet being well-known for higher end dining.

Recreational Amenities: For leisure, Knights Park at North Farm Retail Park in Tunbridge Wells offers a multi-screen cinema complex, a bowling alley and a health & fitness club. There are many places of historical interest to visit in the area including National Trust properties, Hever Castle and Penshurst Place, golf at the Nevill Golf Club in Tunbridge Wells, Bewl Water near Lamberhurst, for water sports, fishing and cycling and Bedgebury Pinetum at Goudhurst for mountain biking and walking.

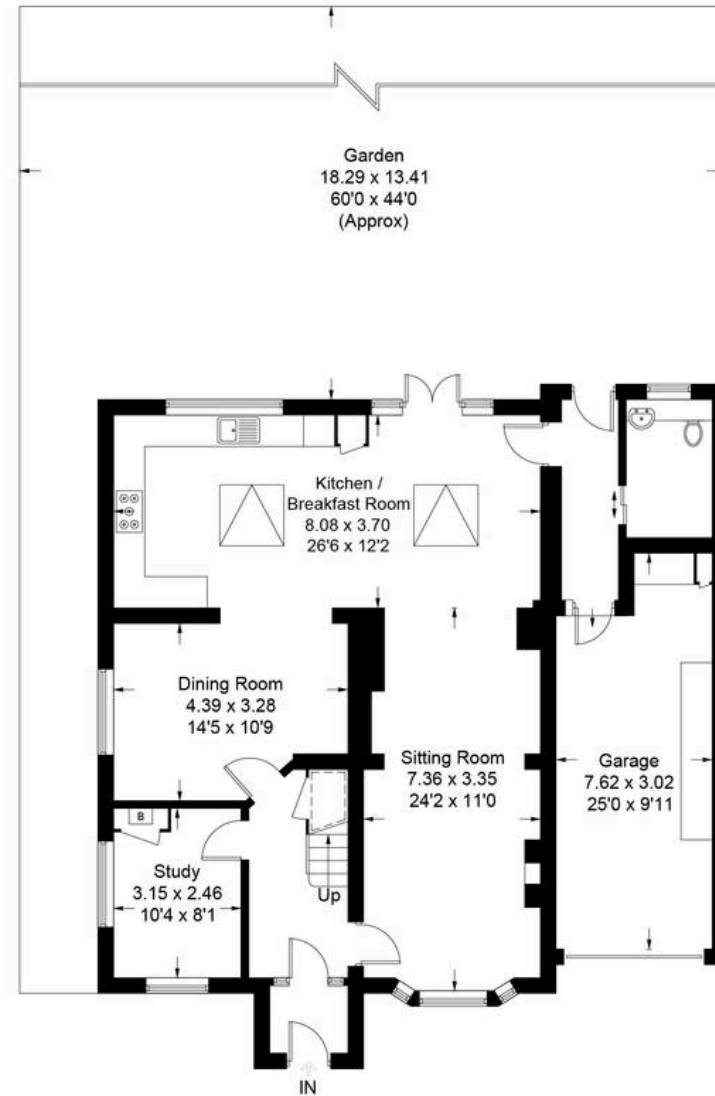
State and Private Schools: There are many highly regarded schools in the vicinity, including Pembury Primary School and both State and Grammar schools in Tunbridge Wells & Tonbridge.

Mainline rail: Tonbridge & Tunbridge Wells with fast and frequent services to London Charing Cross (via London Bridge and Waterloo East) and Cannon Street.

Communications: The nearby A21 links directly to the M25 London orbital to the North, and thereby the national motorway network, Gatwick and Heathrow airports.



Approximate Gross Internal Area = 182.0 sq m / 1959 sq ft  
(Including Garage)



**Ground Floor**

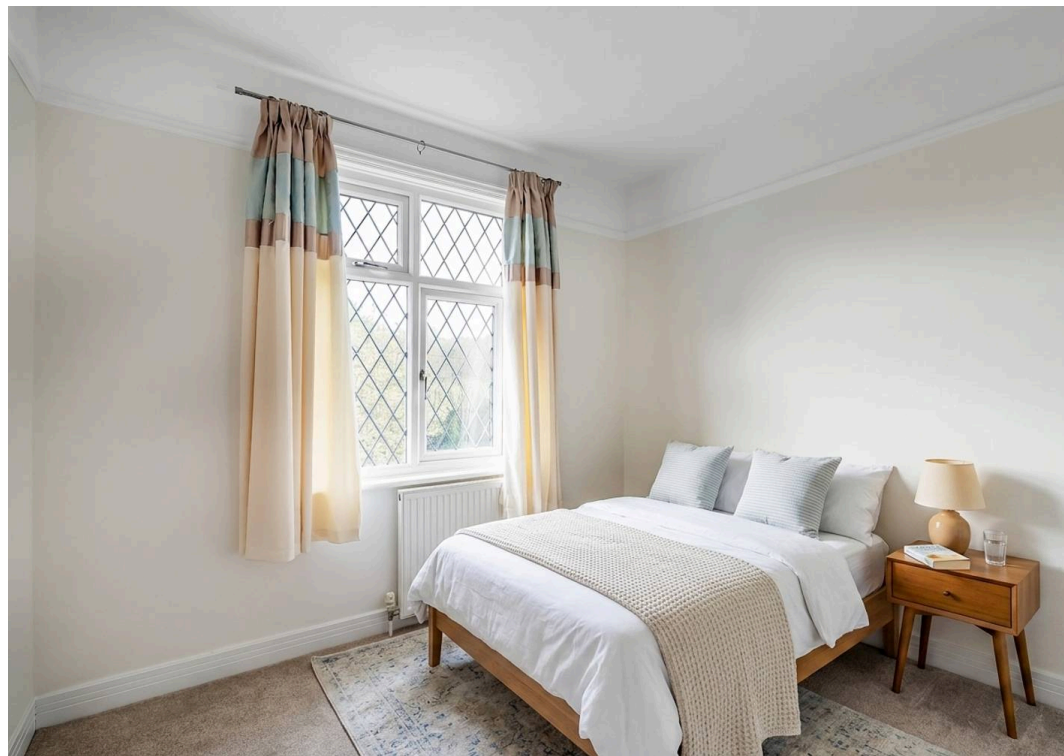
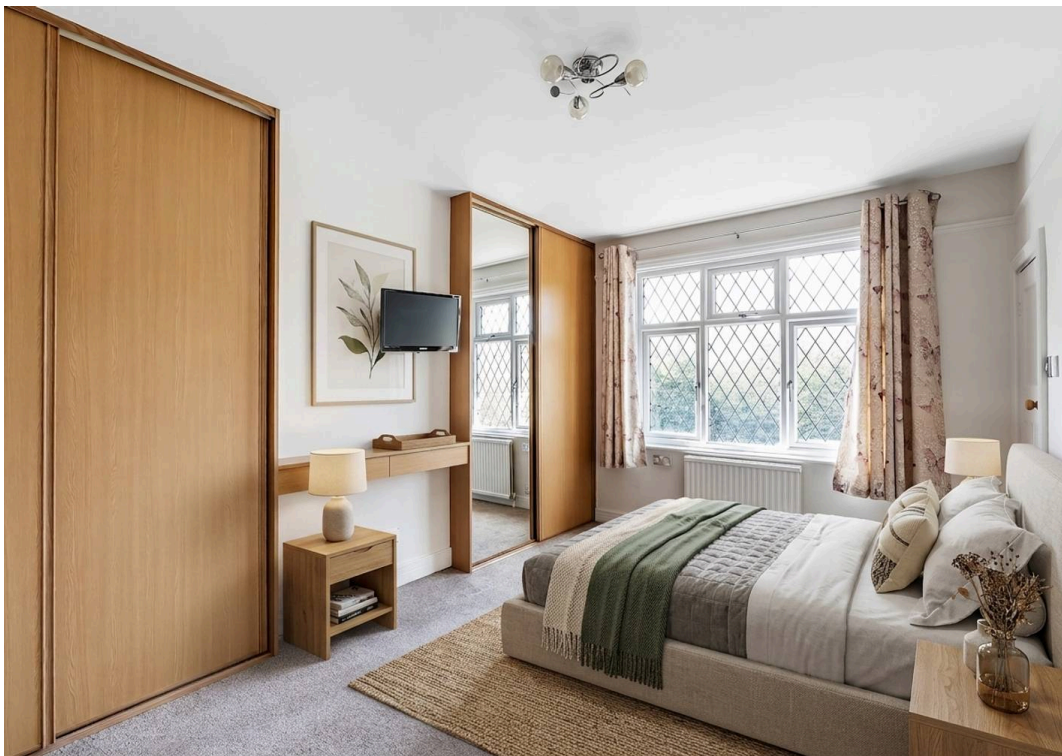
 = Reduced headroom below 1.5m / 5'0



**First Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1293595)

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