



13 Lansdowne Square
Tunbridge Wells, Kent



CHAIN FREE A well presented and spacious home having been significantly updated by the current owner including a roof replacement (May 25) and new bathroom, with garage, parking, secluded south facing rear garden, situated within a short walk of the town centre and station.

Guide price £600,000 Freehold

Situation:

The property is situated in a convenient and sought after location within a short walk of the town centre and mainline station. The town is renowned for its excellent shopping facilities and amenities including cinema complex, theatres, the historic Pantiles, Tunbridge Wells common and Dunorlan and Calverley Parks. Tunbridge Wells mainline station serves London Bridge, Charing Cross and Cannon Street in under an hour and the A21 is also within easy reach of the property and links with the M25. There are also a number of well-regarded schools in the area, including grammar schools for both girls and boys.

Description:

This well presented and spacious home is light and airy throughout and has been subject to a number of improvements by the current owner including a replacement roof in May 2025, and a new bathroom.

The accommodation is presented over two floors and includes; a good-sized entrance hall with adjacent downstairs w/c and useful understairs storage cupboard; a spacious living room extending to almost 17ft (5.12m) featuring a fireplace with attractive mantelpiece and gloss surround and hearth, and replacement sash style windows to the front providing a good deal of natural light; a well-proportioned dining room; a well-appointed kitchen with a wide range of Shaker style wall and base units, complementary work surfaces, attractive gloss tile splashbacks, 1 ½ bowl stainless steel sink and drainer with mixer tap over, 4 ring stainless steel hob and extractor, oven, dishwasher, and washer/dryer; and a good-sized conservatory overlooking the secluded garden.

On the first floor is a good-sized landing with adjacent storage cupboard, and two spacious double bedrooms, both with fitted wardrobes, with the principal extending to over 16.5ft (4.99m) and benefiting from views of the rear garden. Also located on this floor is the newly installed bathroom featuring bath with both rain and separate shower attachment, low level w/c, wash basin with mixer tap over and storage beneath, with the room being complemented by attractive gloss wall tiles and patterned floor tiling.

To the front of the property is a low maintenance garden with mature plants and shrubbery bordered by a low-lying brick wall, and to the rear a good-sized secluded south facing garden, mainly laid to slab paving with attractive borders of mature plants and shrubs, in addition to a shed.

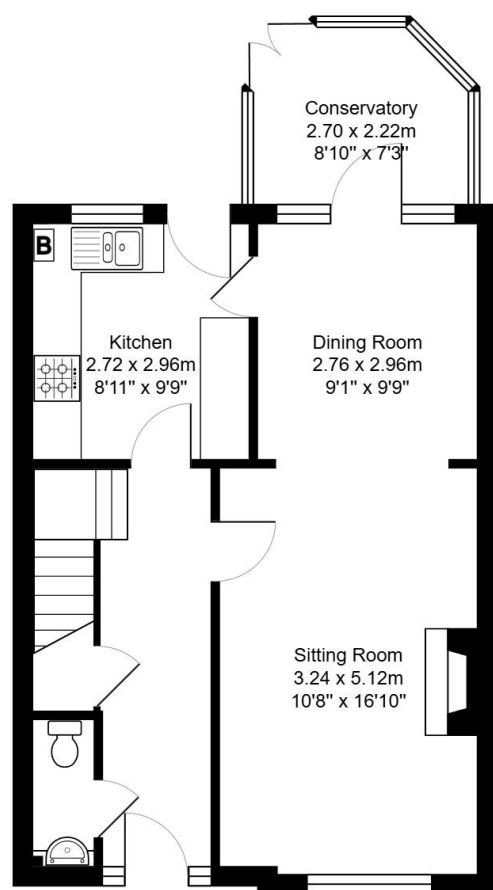
The property also benefits from permit parking and a garage with electric up and over door.

Services: Mains water, gas, and electricity
Local Authority: Tunbridge Wells Borough Council (01892) 526121
Current council tax band: F

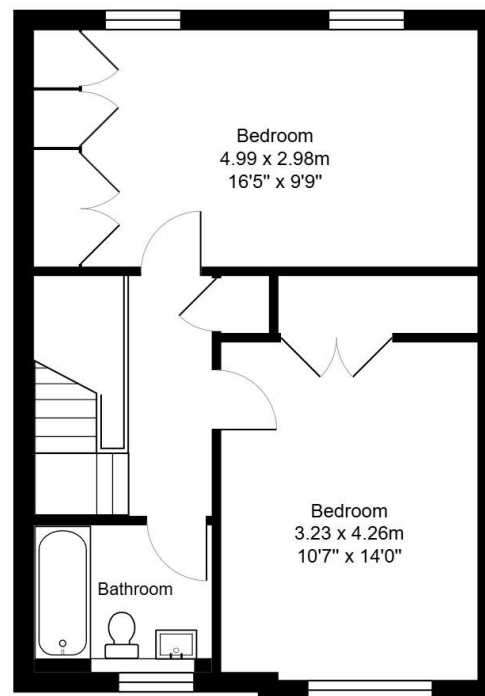
Current EPC rating: D
Postcode: TN1 2NF
Estate management charge: £365.00 annually

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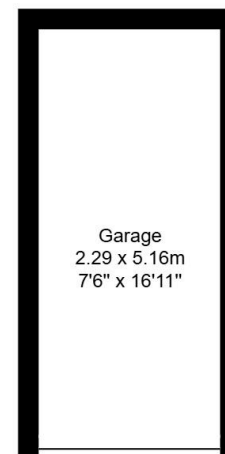
Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week



Ground Floor
Area: 51.7 m² ... 556 ft²



First Floor
Area: 45.6 m² ... 491 ft²



(Not shown in actual location / orientation)
Area: 11.8 m² ... 127 ft²

Total Area: 109.1 m² ... 1174 ft²
 House: 97.3 m² ... 1047 ft²
 Garage: 11.8 m² ... 127 ft²
 All measurements are approximate and for display purposes only.



Important notice:

These details have been produced as a general guide only. All descriptions, photographs, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact. The agents have not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Items shown in photographs are not necessarily included in the sale. Room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances or carpets. Descriptions of any property



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