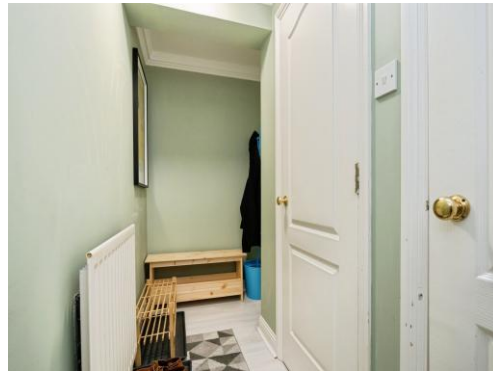




Tarland House Bayhall Road Tunbridge Wells TN2 4TP

for sale offers in excess of
£290,000



Property Description

Tarland House is a striking modern development enviably positioned opposite the picturesque Dunorlan Park, with the added benefit of backing onto beautifully maintained communal gardens. This second-floor apartment enjoys elevated, leafy views from both front and rear aspects, creating a tranquil and scenic living environment.

Perfectly located just a short stroll from the town centre and mainline station, the property offers both convenience and lifestyle appeal. Known for their generous proportions and thoughtful layouts, apartments in Tarland House are highly sought after—and this particular home is presented in immaculate decorative order, ready for immediate occupation.

The communal entrance leads to the second floor via well-kept stairwells. Inside, a spacious L-shaped hallway with built-in storage connects all principal rooms. The bright and airy reception room enjoys a verdant outlook over Dunorlan Park, making it an ideal space for both relaxing and entertaining. To the rear, the stylish kitchen/breakfast room overlooks the gardens and features a comprehensive range of fitted units, a central island, and ample space for informal dining.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee

cannot be refunded, even if the property purchase does not go ahead.

Communal Entrance

Second Floor

Entrance Hall

Lounge/Dining Room

Kitchen/Breakfast Room

Bedroom One

En-Suite

Bedroom Two

Bathroom

Outside

Allocated & Visitor Parking

Communal Rear Gardens

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.

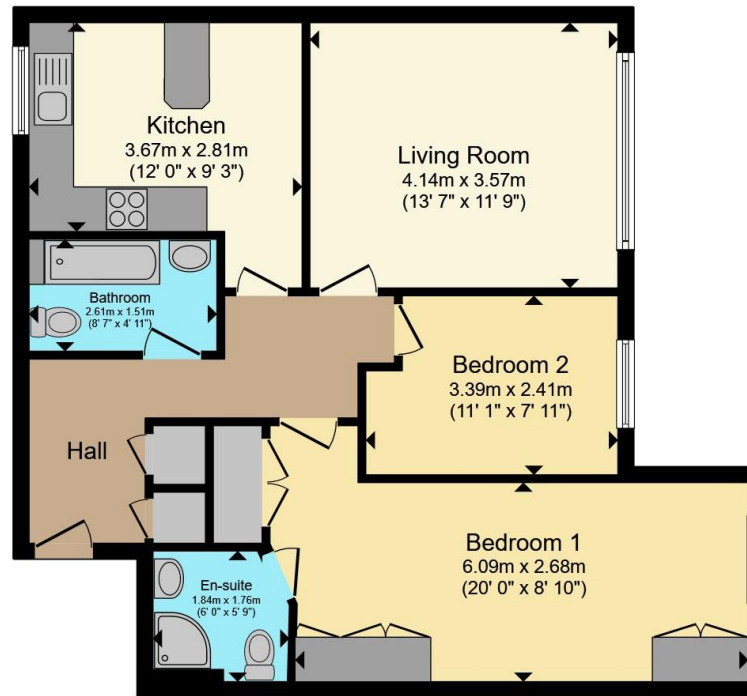
To the south of the town lies the renowned Pantiles, a historic colonnade frequently hosting lively fairs and festivals. For sports enthusiasts, Tunbridge Wells offers a wealth of facilities, including a modern sports centre with a large swimming pool and indoor courts, as well as outdoor tennis courts 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 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.









Second Floor

Total floor area 71.7 m² (772 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

Connells

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: D

Service Charge:
 1920.24

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/TWL406981

This is a Leasehold property with details as follows; Term of Lease 999 years from 07 Apr 1997. 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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