



47 Hastings Road, Pembury, Tunbridge Wells, TN2 4PB. Jack Charles

Guide Price £350,000 - £375,000

Jack Charles  
Estate Agents

Sales & Lettings

- Substantial Maisonette
- Two/Three Bedrooms
- Cloakroom/Wc & Family Bathroom
- Scope to Remodel
- Large Living Room
- Garage & Gardens
- Great Versatility
- Kitchen / Dining / Family Room
- Village Location

**FLOORPLAN:** Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		69	80
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## To Be Sold

Jack Charles are delighted to offer this spacious and highly versatile maisonette, arranged over three levels and located in the heart of Pembury, benefiting from a private garden and a rare larger than average garage.

Extending to approximately 1,145 sq. ft, the property offers the feel and proportions of a small house while retaining the practicality of low maintenance living. The ground floor provides a bright and comfortable living and dining room, ideal for both relaxing and entertaining, alongside a separate fitted kitchen. A convenient guest WC is also positioned on this level.

A private entrance hall sits at mid level and leads up to the main accommodation. The upper floor offers two generous double bedrooms together with a further substantial reception room which could easily be utilised as a third bedroom, home office or additional sitting room depending on a buyer's needs. A well appointed family bathroom completes the accommodation.

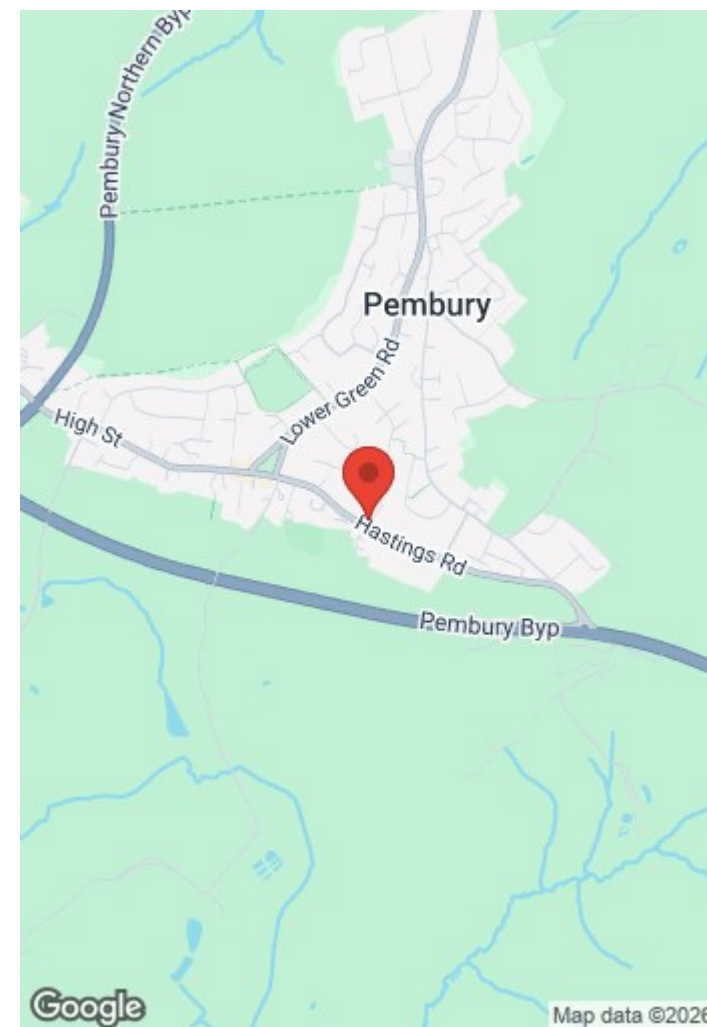
Outside, the property enjoys its own private garden accessed from the lower ground floor which is particularly appealing providing space for outdoor seating, planting and general enjoyment, to the rear there is a larger than average single garage which offers excellent storage, secure parking or potential workshop.

## Pembury

Pembury is very conveniently situated close to the A21 that bypasses the village and provides a direct connections to the coast and to the M25 further north. For commuters there is a choice of frequent London-bound services from stations in Tunbridge Wells (about 3.3 miles), Paddock Wood (about 5 miles) and Tonbridge (about 5.7 miles).

Residents of Pembury enjoy their proximity to the thriving town of Tunbridge Wells, whether by car or public transport direct to the centre of town (less than 3 miles). Well regarded schools for all ages can be found in the town, as well as secondary level independent schools in Tonbridge, Sevenoaks and the wider area.

Pembury offers local services and shops, including post office, convenience stores, a chemist and a filling station. There is a popular garden centre, and on the outskirts is the new Tunbridge Wells Hospital (2011) can be found.





**Jack Charles**  
Estate Agents

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