



GUILDFORD ROAD

224

**GUILDFORD ROAD**  
**TUNBRIDGE WELLS - £290,000**



**WOOD & PILCHER**  
Sales, Lettings, Land & New Homes

Flat 2, 20 Guildford Road  
Tunbridge Wells, TN1 1SW

An impressive 1 bedroom flat in prime location  
overlooking Grove Park.

Entrance Lobby - Sitting Room With Sash Bay Window  
Overlooking The Park - Kitchen/Dining Room Fitted With  
A Range Of Appliances - Inner Hallway Providing Plenty  
Of Storage - Good Size Double Bedroom - Bathroom With  
White Suite Including Shower Bath - Share Of Freehold -  
Short Walk To Mainline Station & Pantiles - Vacant  
Possession - No Forward Chain

Situated on the first floor of this Victorian town house is where you will find this spacious one bedroom apartment with both the kitchen/dining room and the sitting room having rear views across Grove Park. The property's other features include gas central heating via radiators (installed October 2024), recently rewired, entry phone, kitchen with a range of appliances, bedroom with two free standing double wardrobes, plenty of storage space and an array of period features including two impressive fireplaces with marble surrounds. Guildford Road itself is a very desirable location being with only a few minutes walk of Tunbridge Wells mainline station the Old High Street and historic Pantiles offering a wide range of independent retailers, shops, restaurants and bars, whilst in the northern part of the town you will find the Royal Victoria shopping mall and Calverley Road precinct where the multiple High Street retailers are situated. The property is offered in excellent decorative standard throughout and in view of the combination of good sized rooms and an enviable location we have no hesitation in recommending an early appointment to view as we feel sure this property will appeal to both homeowners and investors alike.

The accommodation comprises etched glass panelled entrance door to:

**COMMUNAL ENTRANCE HALL:**

Stairs to first floor. Private panelled entrance door to:



**ENTRANCE LOBBY:**  
Tiled floor, side window.

**SITTING ROOM:**  
Benefiting from a large sash bay window overlooking Grove Park, exposed floorboards, deep skirtings and attractive cornice to the ceiling. Exposed brick chimney breast, single radiator.

**KITCHEN/DINING ROOM:**  
Fitted with a comprehensive range of white panelled wall and base units with wood block effect work tops. Stainless steel single drainer sink unit with mixer tap. Appliances include a 'Samsung' washing machine, electric oven and gas hob with filter hood above and freestanding fridge/freezer. Single radiator, exposed floorboards, cornice and ceiling rose. Focal point fireplace with marble surround. Entry phone, gas meter. Window to rear overlooking Grove Park. Door to:

**REAR HALLWAY:**  
Painted floorboards, electric meter, central heating thermostat, plenty of storage space and hanging rail.

**BEDROOM:**  
A good sized double bedroom with sash bay window to front with fitted blinds. Deep skirting boards, cornicing to ceiling. Fireplace with marble surround. Two freestanding double wardrobes. Two radiators, access to storage area situated above inner hallway.

**BATHROOM:**  
White suite comprising of a shower bath with glazed shower screen and plumbed in shower with both rainfall head and hand spray, wash hand basin with cupboards beneath, low level WC. Tiled floor and surrounds, wall mounted 'Worcester Bosch' combination gas fired boiler (installed October 2024), ceiling cornice, radiator/towel rail. Window to front with fitted blind

**PARKING PERMIT:**  
Parking permit parking for zone A is available at a cost and applicants should apply to Tunbridge Wells borough council for availability and confirmation of cost.



**TENURE:**

Leasehold with a share of the Freehold  
Lease - 189 years from 25 March 1982  
Service Charge - currently £1025.00 per year  
No Ground Rent

We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.

**COUNCIL TAX BAND:**

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**VIEWING:**

By appointment with Wood & Pilcher 01892 511211

**ADDITIONAL INFORMATION:**

Broadband Coverage search Ofcom checker  
Mobile Phone Coverage search Ofcom checker  
Flood Risk - Check flooding history of a property England - [www.gov.uk](http://www.gov.uk)  
Services - Mains Water, Gas, Electricity & Drainage  
Heating - Gas Fired Central Heating

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**Approx. Gross Internal Area 605 ft<sup>2</sup> ... 56.2 m<sup>2</sup>**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.