



POWDER MILL LANE
TUNBRIDGE WELLS - £225,000



WOOD & PILCHER
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Ground Floor Flat, 98B Powder Mill Lane
Tunbridge Wells, TN4 9DZ

Entrance Hall - Sitting Room - Dining Area - Kitchen -
Study - Hallway - Two Bedroom - Wet Room - Driveway
Providing One Parking Space - Enclosed Patio Area

You step into the entrance hall from the communal entrance where there is for coats and shoes and also direct access to the garden. Heading along the hall, you reach the spacious living/dining room with parquet flooring and ample space for furniture. It enjoys fabulous views over the private garden along with a wide sliding door opening directly onto the patio. Adjacent to the living/dining room is a separate room currently used as a home office, but with other potential uses such as a utility room. The kitchen is also accessed from the living/dining room and is a good size with a window over looking the garden and a door to the side providing additional garden access. It has plenty of fitted cabinets and worksurfaces along with a fitted oven, gas hob with extractor and sink with drainer. Furthermore, the kitchen offer space for additional white goods. At the rear of the apartment you will find the two double bedrooms, with one housing an inbuilt shower unit. A wet room is accessed from the hall and includes an electric shower, WC, wash basin and extractor fan. Outside, the property boasts a spacious private garden with patio areas and mature planting and greenery. A garden room at the rear offers perfect storage and with some updating, could offer a perfect place to work from home. At the front of the property is the block paved driveway with one allocated parking space.



Communal entrance hall with door to apartment:

ENTRANCE HALL:

Frosted window, parquet flooring, fitted cabinets,
radiator, door to garden.

SITTING ROOM:

Parquet flooring, gas fire with wood surround, radiator,
opening to dining area.

DINING AREA:

Sliding door to garden, laminate flooring, space for table
and chairs, radiator.



KITCHEN:

Window to garden, wall and floor cabinets, fitted fan oven, four ring gas hob with extractor, sink and drainer, laminate flooring, door to garden.

STUDY:

Window to side, fitted desk with shelving, shallow fitted cupboard, stained glass window to kitchen, wall mounted boiler, parquet flooring, radiator, potential to be used as a utility room.

HALLWAY:

Laminate flooring, two fitted cupboards, wall mounted fuse box, radiator.

BEDROOM:

A light and airy double room, wide window, space for bedroom furniture, TV point, laminate flooring, radiator.

BEDROOM:

A light and airy small double, wide window, TV point, laminate flooring, radiator, enclosed fitted shower.

WET ROOM:

Electric shower, tiled walls, WC, wash basin, extractor, radiator.

OUTSIDE FRONT:

Paved driveway with one off road parking space.

OUTSIDE REAR:

Enclosed patio area with power points, outside tap and lighting, gate to second spacious patio, a pond (now requiring maintenance), spacious garden room with power and storage area (requiring updating), secure fence borders.

SITUATION:

Nestled on Powder Mill Lane, this property enjoys a prime location within a 1-mile radius of esteemed primary and secondary schools, including Boys and Girls Grammar Schools, Skinners, St. Matthew's CoE Primary School, St. John's CoE Primary School, and St. Augustine Catholic School.



Conveniently within walking distance, High Brooms Mainline Station offers regular half-hourly trains to London Bridge, Waterloo, Charing Cross, and Hastings along the South Coast. Nearby, Southborough High Street and St. John's Road host a variety of amenities, including independent shops, cafes, pubs, and a sports centre. For commuters, easy access to the A26 connects seamlessly to the A21 and the London Orbital Motorway. Furthermore, the vibrant Tunbridge Wells Pantiles and High Street are easily reached via a short 20-minute bus ride (281 Arriva), with services typically available every 15 minutes.

TENURE: Leasehold with a 50% share of the freehold
 New lease as of 2025 - 999 Years
 No regular service charge - to be self managed between two flats
 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: B

VIEWING: By appointment with Wood & Pilcher 01892 511311

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
 Services - Mains Water, Gas, Electricity & Drainage
 Heating - Gas 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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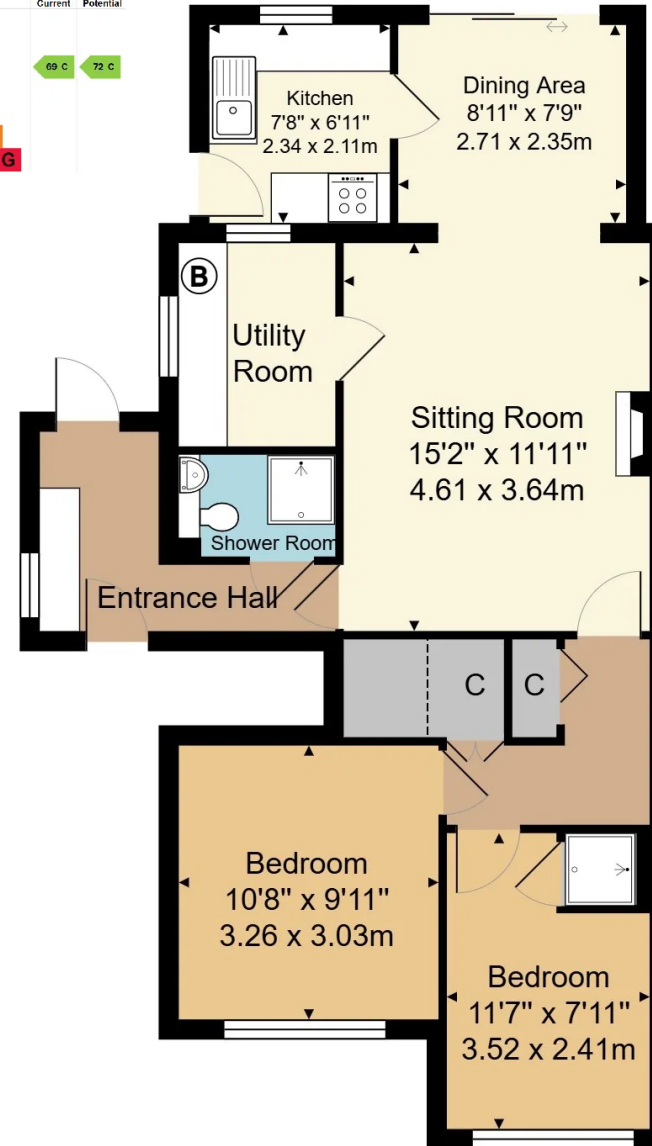
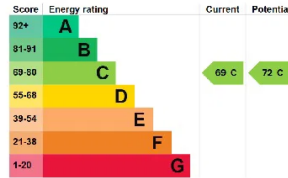
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BRANCHES AT CROWBOROUGH, HEATHFIELD,

TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

www.woodandpilcher.co.uk



Approx. Gross Internal Area
 741 ft² ... 68.9 m²

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.

