



**Connells**

Flat C Monks Horton Sandhurst Road  
Tunbridge Wells



# Flat C Monks Horton Sandhurst Road Tunbridge Wells TN2 3JU

for sale offers in excess of  
**£215,000**



## Property Description

An elegant first-floor apartment that exudes charm and character, framed by delightful kerb appeal and complemented by the rare luxury of allocated parking and a private garage with mains power—perfect for storage or creative use.

Step through the door into a spacious entrance hall that immediately sets a welcoming tone, with every room flowing gracefully from this central space. The kitchen is a true delight, boasting solid hardwood worktops that radiate warmth and sophistication, paired with an array of thoughtfully designed cabinets for ample storage.

Sunlight streams through a generous window, creating a bright and uplifting environment for culinary adventures.

The sitting/dining room is the heart of this home—a sanctuary of comfort and style. A large picture window bathes the space in natural light, while the exposed brick fireplace crowned with a log-burning stove offers a cosy focal point, perfect for winter evenings. There's ample room for a dining table, making this an inviting space for lively gatherings or quiet moments of relaxation.

Just off the living area, a convenient cloakroom practicality without compromising elegance.

The bedroom is a haven of tranquillity—spacious, airy, and bathed in light, with plenty of room for freestanding furniture to create your own restful retreat. Completing the accommodation is a sleek, modern shower

room designed for comfort and ease. The property also benefits from allocated parking, garage and communal gardens.

## First Floor

### Communal Entrance Hall

### Entrance Hall

### Cloakroom

### Kitchen

11' 3" Max x 7' 5" Max ( 3.43m Max x 2.26m Max )

### Lounge/Dining Room

15' 9" Max x 14' 4" Max ( 4.80m Max x 4.37m Max )

### Bedroom One

10' 9" x 17' 9" ( 3.28m x 5.41m )

### Bathroom

## Outside

### Allocated Parking For One Car

### Garage

### Commual Garden

### Additional Upgrade

- Bespoke Fitted Shutters



- Log Burner With Exposed Brick Surround & Oak Sleeper
- Recently Fitted Carpet

## 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.















**Floor Plan**

**Garage**

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](http://www.propertybox.io)

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5 Vale Road  
 TUNBRIDGE WELLS TN1 1BS

EPC Rating: D Council Tax  
 Band: C

Service Charge:  
 2761.26

Ground Rent:  
 Ask Agent

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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