

8 Polesden Road

Tunbridge Wells • TN2 5AX





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Kings Estates are proud to offer this well presented two-bedroom Victorian Home in the heart of the village.

- Two Bedroom
- Victorian Cottage
- Sitting Room with Log Burner
 - Kitchen / Diner
- Sun Room Opening To Garden
- Low Maintenance Rear Garden
- Master Bedroom With Built-In Cupboard
- Second Bedroom With Built-In Cupboard
 - New Bathroom
- In The Heart Of The Village

EPC Rating: 64

5 Mount



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www.kings-estates.co.uk



DESCRIPTION Kings Estates are proud to offer this well presented two-bedroom Victorian Home in the heart of the village.

LOCATION The property is situated in an enviable position in a much sought after residential area at the end of a private road in the popular Hawkenbury area of Tunbridge Wells. The town centre is approximately a mile distant and provides a comprehensive range of amenities, including the Royal Victoria Place shopping centre, restaurants, independent shops, and theatres. The town is well known for the historic Pantiles and its open spaces, including Dunorlan and Calverley parks and The Common.

There are a number of well-regarded state and independent schools in the area, including grammar schools for both girls and boys, and the highly favoured St Peter's Primary School is within easy reach. For the commuter, the mainline station provides a regular service to London Charing Cross/Cannon Street in under an hour and the A21 is also within easy reach with links to the M25.

ACCOMMODATION

GROUND FLOOR

SITTING ROOM Front aspect window with shutters, log burner with hearth, ceiling mounted light.

KITCHEN / DINER Rear aspect window, modern fitted kitchen comprising a range of wall and base units with roll top worksurfaces and tiled splashbacks, integrated double oven with four-ring gas hob, fridge and washing machine, space for dishwasher, under-stairs storage cupboard with space for freezer, ceiling mounted spotlights, door to:

SUN ROOM With rear aspect windows and sliding door opening to the garden, wall mounted light.

FIRST FLOOR

MASTER BEDROOM Front aspect window with shutters, built-in wardrobe with hanging rail, wall mounted lights.

BEDROOM 2 Rear aspect window, built-in wardrobe, airing cupboard, ceiling mounted light.

BATHROOM Rear aspect frosted window, white suite comprising panel enclosed bath with mixer tap and shower with drench head and screen over, vanity unit mounted wash hand basin with mixer tap, low level WC, chrome heated ladder style towel rail, recessed ceiling mounted spotlights.

GARDEN Externally there is a low maintenance rear garden with artificial grass and rear access gate.

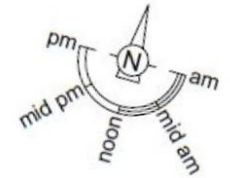
OTHER INFORMATION COUNCIL TAX BAND - C - £1,672.04 for the year 2020/21 (Tunbridge Wells Borough Council)

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 Kings Estates (the agent) has not tested any apparatus, equipment, fixtures and fittings or services and therefore cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their own solicitor or surveyor. References to the tenure of a property are based on information

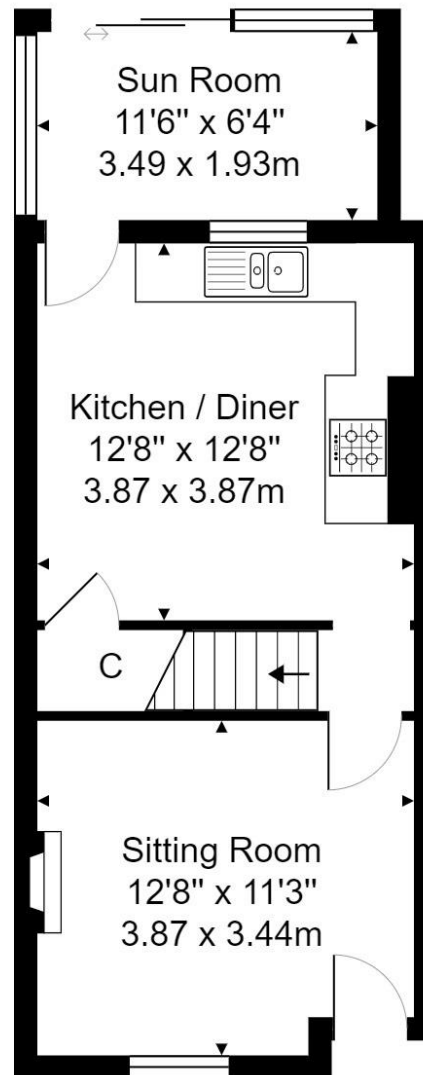
supplied by the vendor. Kings Estates has not had sight of the title documents. Items shown in photographs are NOT included unless specifically mentioned within the written sales particulars. They may however be available by separate negotiation, please ask us at Kings Estates. We kindly ask that all buyers check the availability of any property of ours and make an appointment to view with one of our team before embarking on any journey to see a property.



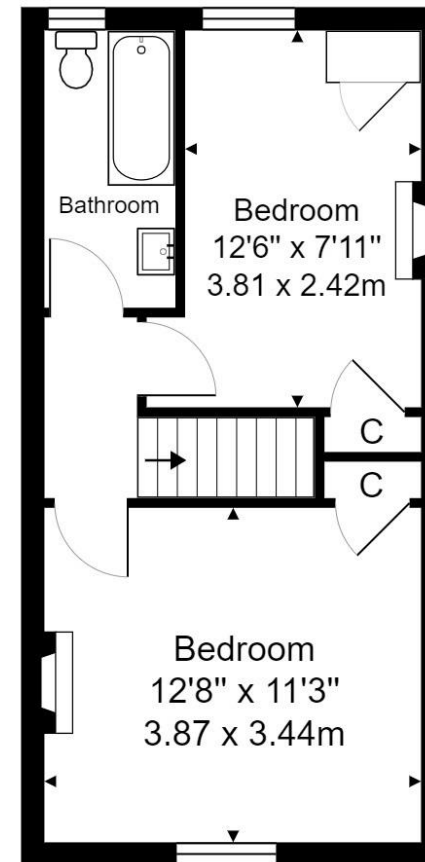
Approx. Gross Internal Area
772 ft² ... 71.7 m²



Ground Floor



First Floor



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.

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