



82a Clifton Road, Tunbridge Wells, Kent, TN2 3AT.

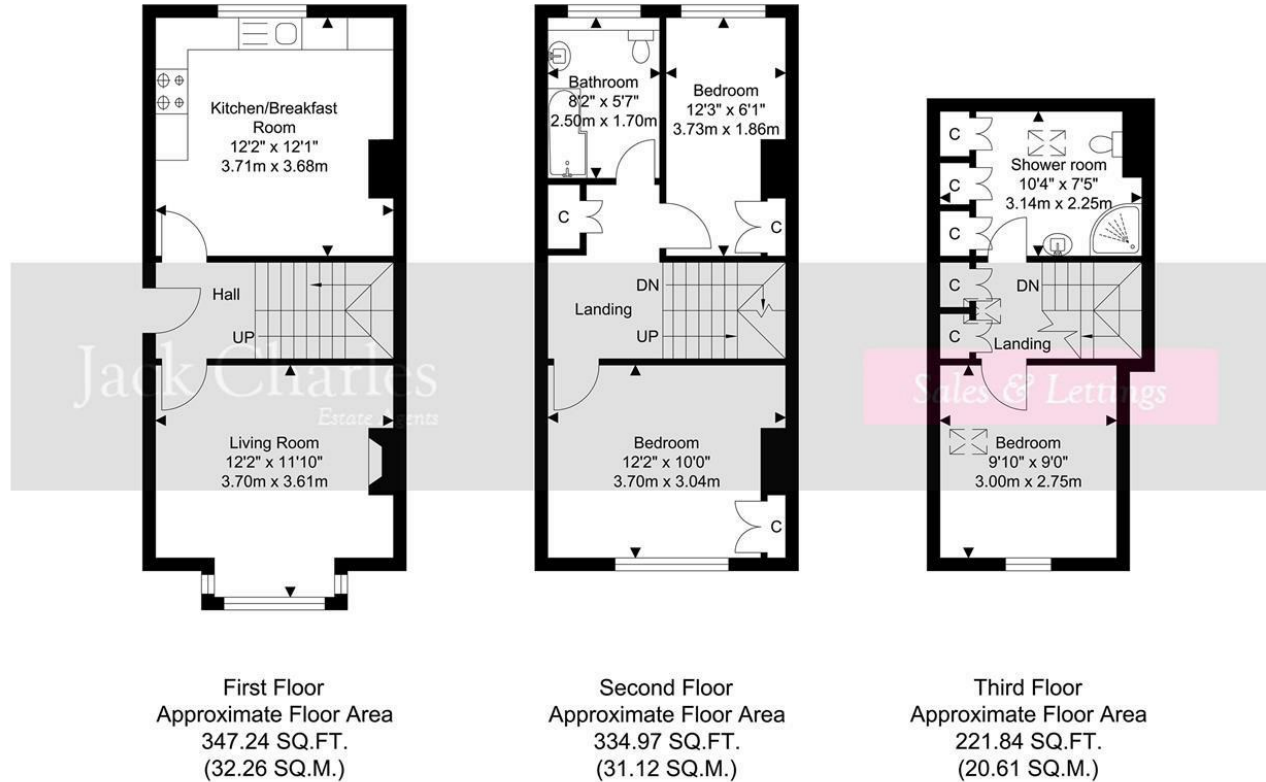
Guide Price £400,000 - £425,000

Jack Charles
Estate Agents

Sales & Lettings

- Deceptively Spacious Family Home
- Two Bathrooms
- Good Sized Garden
- Viewing Recommended
- Ranges Over Three Floors
- Kitchen / Dining Room
- Share Of Freehold With Long Lease
- Three Bedrooms
- Lounge
- Walking Distance To MLS

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.



TOTAL APPROX FLOOR AREA 904.06 SQ.FT. (83.99 SQ. M.)
For Identification Purposes Only.



Important Notice:
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To Be Sold

Jack Charles are delighted to offer for sale this fantastic and deceptively spacious three-bedroom family home situated in a convenient location within walking distance to the main line station.

The building has four floors and this property ranges over the top three floors. You enter via the side door where there is a spacious hall with under stairs cupboard. There is a lovely lounge to the front and a good sized kitchen / dining room to the rear with granite worktops and plenty of kitchen units.

The upper two floors provide three bedrooms and two bathrooms, with two bedrooms and a bathroom on the 1st floor and a further bedroom and shower to the top floor. Its important to note that if more bedroom space is required, we feel the shower room on the top floor could be converted to another bedroom or home office although it currently works brilliantly as a guest bathroom to top floor bedroom.

Outside you have the benefit of a good sized garden which is accessed via pathway along side the lower ground floors garden and is laid to lawn with a patio area and garden shed.

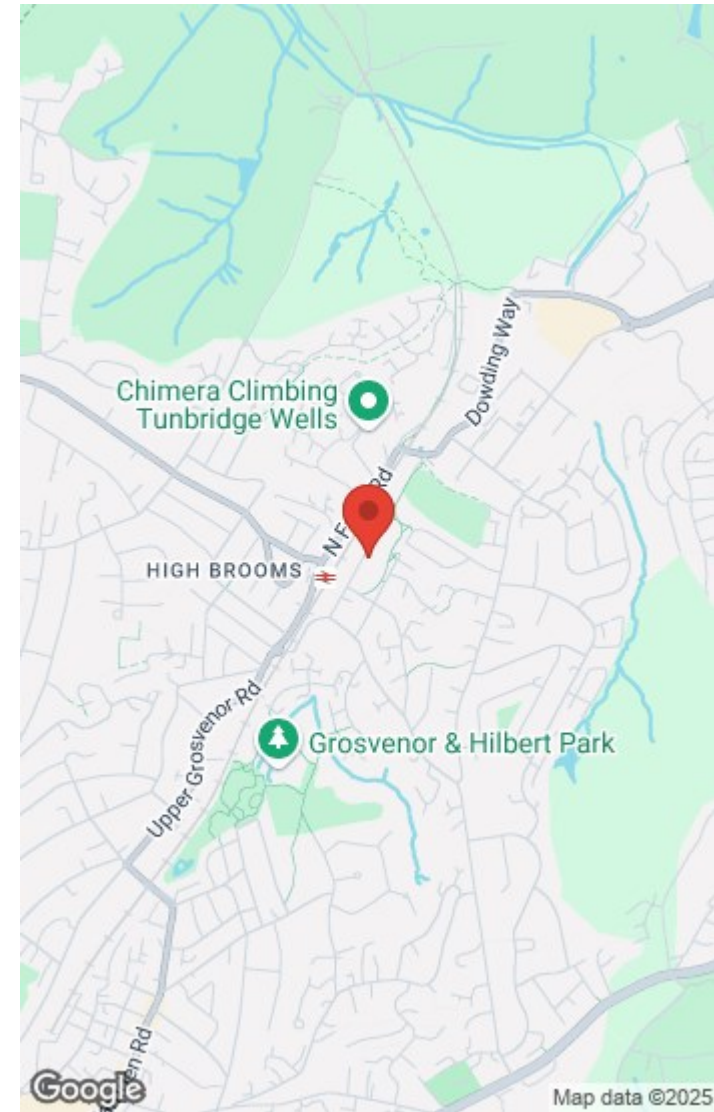
The property has a long lease with share of the freehold and an agreement with the lower ground floor for maintenance on a ad hoc basis.

Permit parking is available

Viewing is highly recommended to fully appreciate exactly what is on offer.

High Brooms

Located in the highly sought after area High Brooms, Tunbridge Wells. The property is short walk from High Brooms Station and approx 5 minutes walk from Grosvenor & Hilbert Park and Tunbridge Wells town centre is a little further and has extensive range of shopping, recreational and entertainment facilities just a close proximity away. The famous 'Pantiles' with its range of bars and shops and weekly Jazz and live music nights is just a short distance away. The town is also well known for a number of highly regarded state and independent schools in the area, including grammar schools for both girls and boys. and the A21 is also within easy reach and links with the M25.



Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	72
(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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