



159B Pembury Road, Tonbridge, Kent, TN9 2JL.

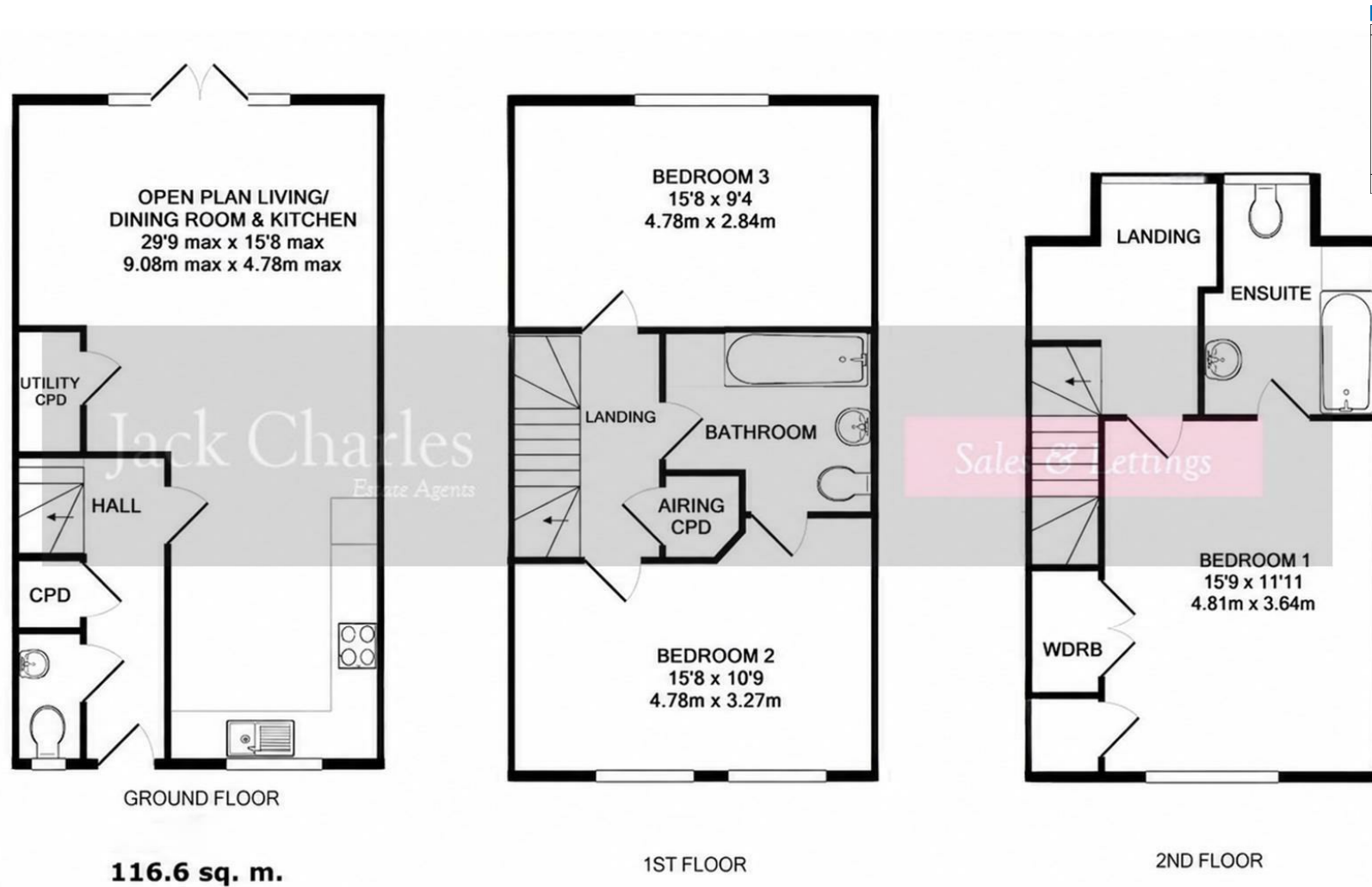
Guide Price £525,000 - £550,000

Jack Charles
Estate Agents

Sales & Lettings

- Three bedroom townhouse arranged over three floors
- Modern fitted kitchen
- Useful study area/home office space
- Allocated off road parking
- Sought after residential location in Tonbridge
- Ground floor cloakroom/WC
- Contemporary family bathroom
- Spacious open plan living and dining room
- Principal bedroom with en-suite shower room
- Private rear garden

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Important Notice:
These property details are intended to give a fair description and give guidance to prospective Purchasers/Tenants. They do not constitute an offer or contract of Sale/Tenancy and all measurements are approximate. While every care has been taken in the preparation of these details neither Jack Charles Property Services Ltd nor the Vendor/Landlord accept any liability for any statement contained herein. Jack Charles Property Services Ltd has not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. We advise all applicants to commission the appropriate investigations before Exchange of Contracts/entering into a Tenancy Agreement. It should not be assumed that any contents/furnishing, furniture etc. photographed are included in the Sale/Tenancy, nor that the property remains as displayed in the photographs. No person in the employment of Jack Charles Property Service Ltd has authority to make or give any representation or warranty whatever in relation to this property.

To Be Sold

Jack Charles are delighted to offer this beautifully presented three bedroom townhouse, situated in a highly sought after location in Tonbridge and arranged over three spacious floors, offering versatile and contemporary accommodation ideal for families, professionals, or investors alike.

The property benefits from allocated parking and is well positioned for local amenities, schools, and transport links.

Upon entering, the welcoming entrance hall provides access to a modern fitted kitchen featuring a range of sleek wall and base units, ample work surface space, and integrated appliances. To the rear, the impressive open plan living and dining area creates an excellent space for both everyday living and entertaining, with doors opening directly onto the rear garden and allowing an abundance of natural light to flood the room. A convenient cloakroom/WC completes the ground floor accommodation.

The first floor comprises two well proportioned bedrooms, both offering bright and comfortable living space, together with a contemporary family bathroom fitted with modern sanitary ware.

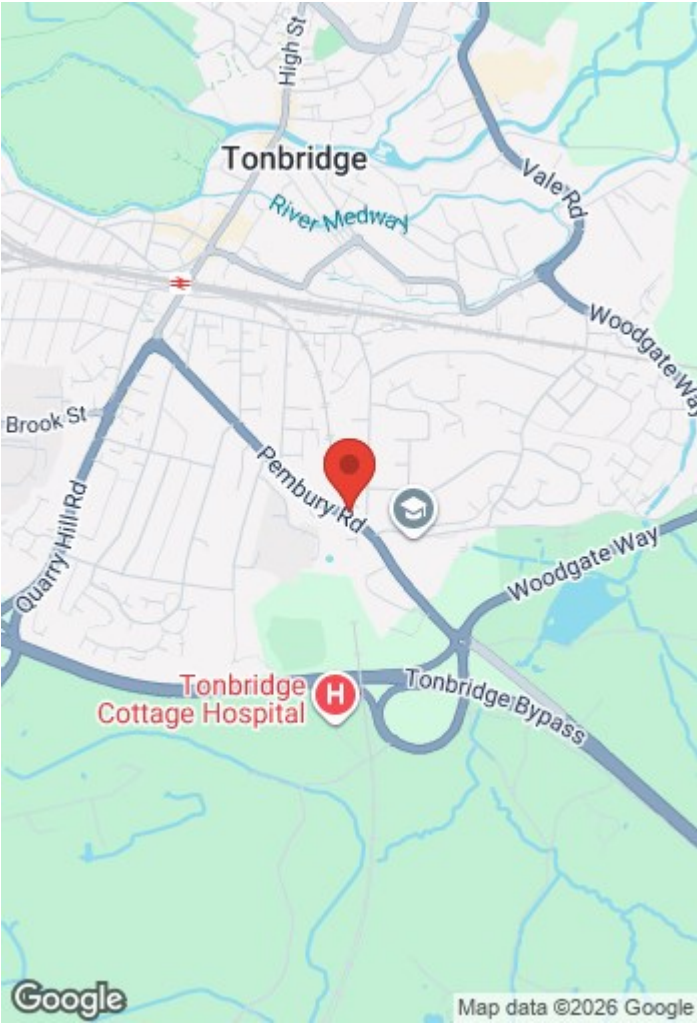
Occupying the entire second floor is the superb principal bedroom suite, providing a generous double bedroom, a stylish en-suite shower room, and a useful study area, ideal for those working from home or seeking a quiet reading or hobby space.

Externally, the property enjoys a private rear garden, perfect for outdoor dining, entertaining, or simply relaxing during the warmer months. To the front, two allocated parking spaces provide convenient off road parking for residents.

This attractive home offers spacious and flexible accommodation throughout and must be viewed to be fully appreciated.

Tonbridge Location

Tonbridge is a thriving market town that has developed over the centuries. It boasts a fine example of a 'Motte and Bailey' Norman castle built in the 13th century, set on the banks of the river Medway with the castle grounds abutting Tonbridge Park offering covered/open air swimming pool, tennis courts, children's play areas, miniature railway, putting green etc. Tonbridge town offers an excellent range of retail and leisure activities with High Street stores, together with a selection of coffee shops, restaurants and local inns. The mainline station provides fast commuter links into London (Cannon Street/London Bridge/Charing Cross in approximately 40 minutes) with road links to the M20 & M25 motorways via the nearby A26 and A21. Tonbridge offers a full range of education from Nursery to College and includes Grammar & Private schools such as the well-renowned Tonbridge School. There are many places of historical interest in the surrounding areas including Penshurst Place and Gardens, Hever Castle, Knole House and Chartwell (once home to Winston Churchill).





Jack Charles
Estate Agents

Sales & Lettings

191 High Street
Tonbridge
Kent TN9 1BX
Tel: (01732) 75 75 80

6 London Road
Tunbridge Wells
Kent TN1 1DQ
Tel: (01892) 621 721

30 London Road
Sevenoaks
Kent TN13 1AP
Tel: (01732) 678 678

E-mail: info@jackcharles.co.uk
www.jackcharles.co.uk

