

Flat 49, Chancellor House Mount Ephraim, Tunbridge Wells, TN4 8BT.

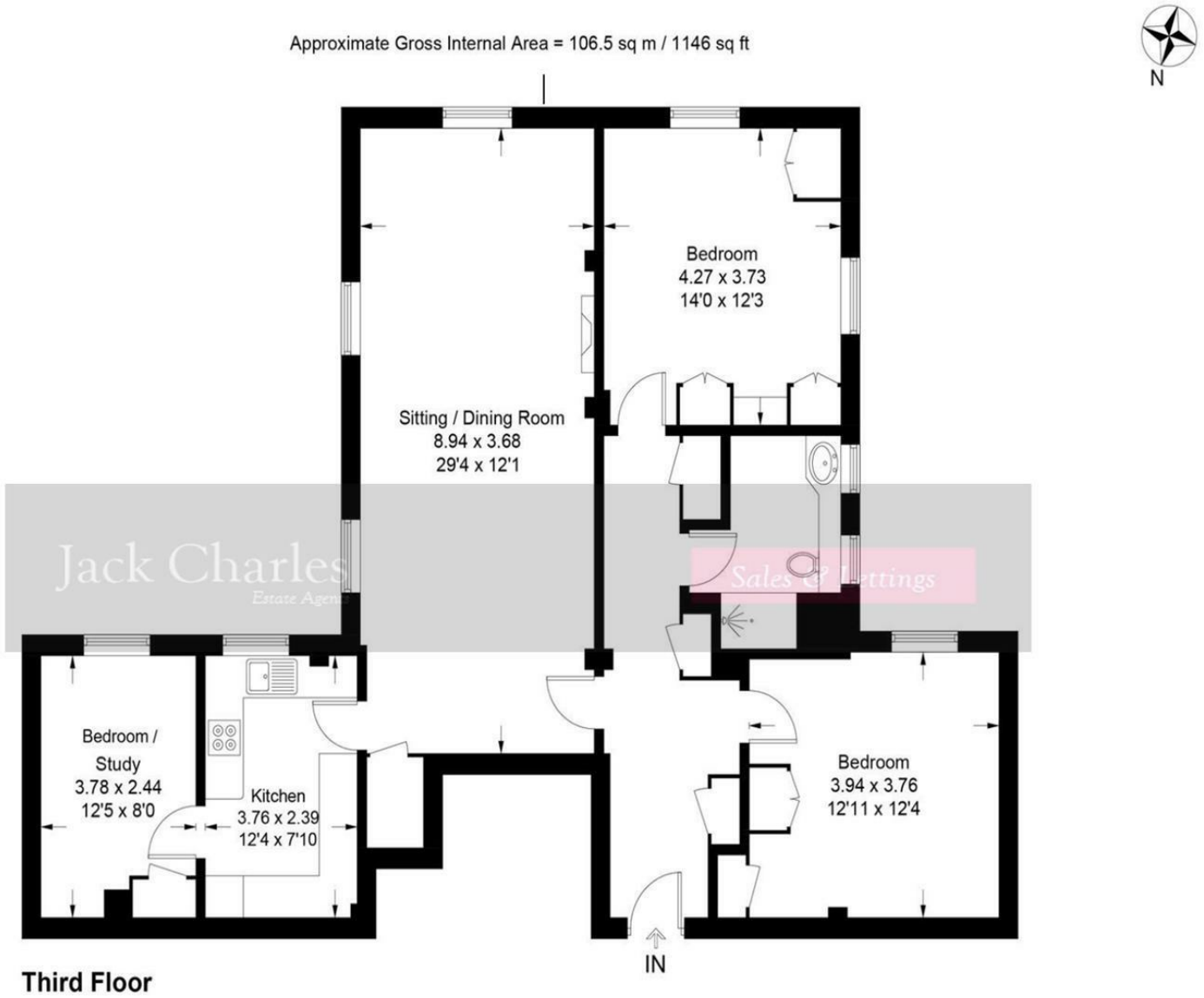
Guide Price £400,000 - £425,000

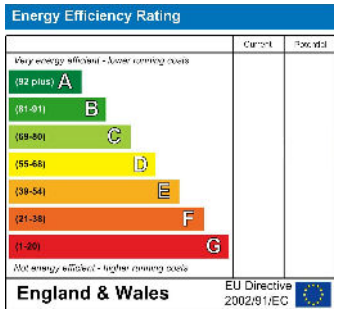
Jack Charles
Estate Agents

Sales & Lettings

- Spacious third-floor two/three-bedroom apartment
- Attractive communal garden views from every room
- Lift access
- Share of freehold and long lease
- Highly regarded Chancellor House, off Mount Ephraim
- Flexible third bedroom, study or dining room accessed via the kitchen
- Garage en bloc with power and additional storage
- Approximately 30 ft double-aspect sitting/dining room
- Approximately five acres of landscaped communal grounds
- Residents and visitor parking

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.





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To Be Sold

Jack Charles are delighted to offer this spacious two/three-bedroom apartment, occupying the third floor of the highly regarded Chancellor House. Set within approximately five acres of beautifully maintained grounds, the apartment enjoys attractive garden views from every room, lift access, a garage en bloc and a share of the freehold.

A wide entrance hall with built-in storage leads to the impressive double-aspect sitting/dining room, extending to approximately 30 ft. Filled with natural light, this generous space provides ample room for both everyday living and entertaining.

The fitted kitchen leads through to a versatile additional room, offering potential as a third bedroom, study or separate dining room. The principal bedroom enjoys a dual-aspect outlook and fitted storage, while the second bedroom also benefits from built-in wardrobes. A shower room completes the accommodation.

Approached by a sweeping driveway off Mount Ephraim, Chancellor House has residents' and visitor parking, together with an impressive communal foyer overlooking the gardens. A lift serves all floors.

The communal grounds are a particular highlight, with extensive lawns, mature planting and magnificent ancient cedar trees creating a peaceful setting. The apartment also has a garage en bloc with power and additional storage.

Agents Note

Tenure: Share of freehold. Each leaseholder owns one share in Chancellor House Freehold Limited.

Lease: 999 years from 1 January 1978.

Service charge: £8,361.93 for 2026/27, including the day manager and the apartment's consumption costs for gas central heating, water and sewage.

Council tax: Band D — Tunbridge Wells Borough Council.

Security: We understand CCTV covers the communal entrance, ground-floor corridors and approach roads.

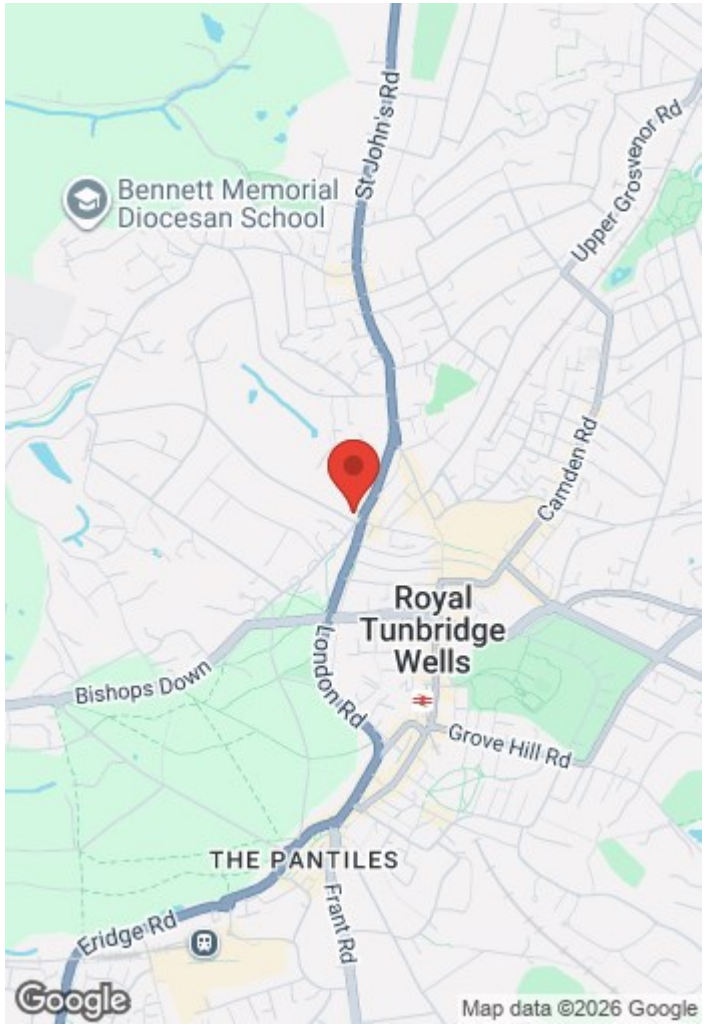
Tunbridge Wells

Chancellor House enjoys a peaceful setting within approximately five acres of beautifully maintained communal grounds, just off Mount Ephraim and moments from Tunbridge Wells Common. The town centre and mainline station are both within easy walking distance.

Royal Tunbridge Wells offers an excellent choice of independent shops, cafés and restaurants, alongside familiar high-street retailers. The historic Pantiles, with its Georgian colonnade, markets and seasonal events, is also within easy reach.

The mainline station is approximately half a mile away, providing regular services into London, while the nearby A21 connects with the M25 and wider motorway network.

Tunbridge Wells Common offers attractive walks and open space on the doorstep, with parks, golf courses and the surrounding Kent and East Sussex countryside providing further opportunities for recreation.

















Jack Charles

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