

Flat 2 Argyle House, Argyle Road, Tunbridge Wells





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Elegant Spacious 2-Bedroom Apartment in Victorian Conversion

Accommodation Summary

- Beautiful apartment within detached Victorian house
 - 2 double bedrooms, 1 en-suite
 - Shower room
 - Stylish kitchen/breakfast room
- Garage and off road parking for two cars
 - Master bedroom with en-suite
- Elegant living room with stunning views
 - Separate dining room
 - Pretty rear garden
- Sought after village location with open countryside views



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This beautiful apartment is on the raised ground floor of a handsome detached Victorian property which sits on a quiet road in a sought-after part of the village.

It enjoys open countryside views to the views to rear and sides, and is a short walk from Southborough's picturesque cricket green, woodland walks and local village shops.

The apartment's private front door opens into an elegant entrance hallway with Victorian dimensions and features.

The magnificent principle bedroom suite on the left has a handsome bay window allowing you to lie in bed delighting in the spectacular unspoilt far reaching views over the weald, woodland and fields beyond. A contemporary, modern en-suite adds to the feeling of luxury that the room certainly delivers on.

The living room, with its elegant period detailing and bay window with countryside views to take your breath away, has ample room for deep sofas making it the perfect space to relax and entertain in.

An opening into a separate and defined dining area is linked seamlessly by the same Karndean flooring, increasing the sense of light and space that the room delivers on.

Next door the kitchen/breakfast room is beautifully finished and fully equipped. Light bounces off the glossy white granite worktops and central island housing drawers and cupboards. There is also a new boiler housed behind a cupboard. The dark flooring contrasts beautifully with the white work tops that wrap around the room housing integrated appliances. The arched window to the side adds character and light to the bright room, letting you enjoy a cup of coffee whilst seated at the island in the morning sunshine.

The second bedroom is a good sized double, with an extensive mirrored sliding door wardrobe system, constructed onsite and equal to three double wardrobes, plus a modern shower room completes the apartment.

The enclosed private garden at the rear has been well thought out, with a neat pebbled seating area letting you and your guests enjoy the pleasures of the countryside views and tranquillity the home enjoys. A rock enclosed stocked flower bed adds interest whilst a wooden shed and a single garage offer storage.

With open countryside on its doorstep and being a stone's throw from easy access to the M25, fast rail connections to central London and first-class schools, it is the perfect home for families with professional needs. A must see!





Entrance door, which opens to:

Reception hall, with side aspect windows, storage cupboard, under stairs storage cupboard, radiator and the apartment's own front door opening into:

Entrance Hall: Karndean flooring, radiator and doors opening to:

Bedroom 1: 15'10 x 13' side aspect double glazed bay window with Plantation shutters and open countryside views, wool carpet, USB port plug, radiator and door to:

En-suite: double walk in shower cubicle with rainwater shower head and hand held shower attachment, vanity unit with wash hand basin with mixer tap over and cupboard under, low level WC, part tiled walls, Karndean flooring and heated towel rail.

Bedroom 2: 14'1 x 12'10' front aspect double glazed window with Plantation shutters, wool carpet and radiator.

Shower Room: front aspect opaque double glazed window, double walk in shower cubicle with rainwater shower head and hand held shower attachment, vanity unit with wash hand basin with mixer tap over and cupboard under, low level WC, part tiled walls, Karndean flooring, Plantation shutters, heated towel rail and radiator.

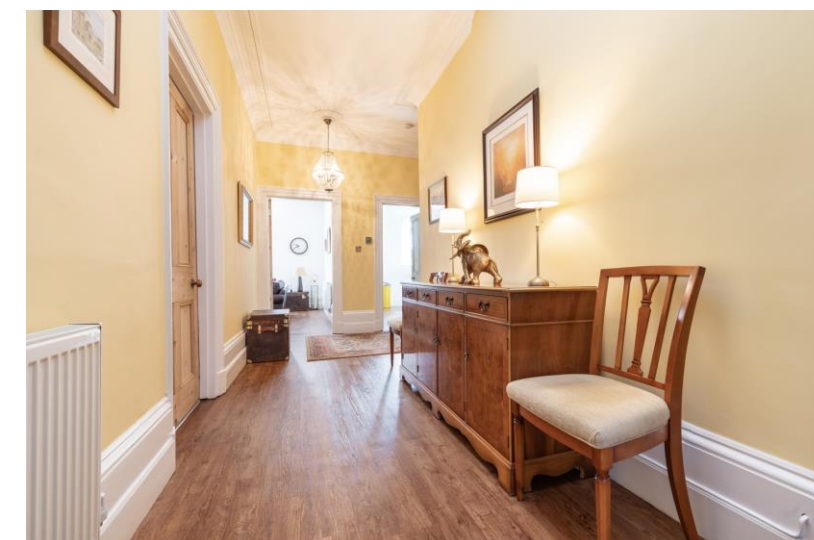
Kitchen/Breakfast Room: 15'7 x 14'7' side and front aspect double glazed windows with Plantation shutters, one arched and above the ceramic butler sink with mixer tap, integrated AEG dishwasher, integrated AEG

washing machine and dryer, Rangemaster double oven with ceramic hob, integrated large AEG fridge and freezer, Karndean flooring, extractor fan and radiator. The kitchen has plenty of white granite worktop space and a good selection of glossy white and grey eye and base level units. There is a kitchen island with storage cupboards under and breakfast bar space under for four bar stools.

Living Room: 17'2 x 17'2' side aspect double glazed bay window, rear arched window with Plantation shutters, Karndean flooring and radiator. The room is a wonderfully light and airy space, perfect for relaxing and entertaining in.

Dining Room: 8'2 x 6'10' rear aspect double glazed window, Karndean flooring and radiator.

Outside: The house is set back from the road by a well stocked flower bed with a wooden encased bin storage area to the left of the communal hard surface pathway that leads upward to the communal entrance door. To the rear, accessed from the right-hand side, there is a lattice wooden fence enclosed gated garden area with a raised rock enclosed stocked flower bed, a pebbled seating area that you can sit on to admire the open countryside views behind. There are stocked flower beds to the side, stone steps lead down to a secluded garden enclosed by wooden close board fencing, a gravelled area to the rear, a wooden shed and close boarded wooden fencing at all perimeters. There is also a single garage with electricity, an up and over door and off road parking for two cars in front.





TOTAL APPROX. FLOOR AREA 1234 SQ.FT. (114.6 SQ.M.)
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	79
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 Plus) A			
(81-91) B			
(69-80) C			79
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



General:

Tenure: Share of Freehold

Length of Lease: 197 years

Local authority: Tunbridge Wells Borough Council

Council tax: Band D (£1,645.00) / EPC: D (67)

Area Information: Southborough, Tunbridge Wells

Southborough lies just a couple of miles north outside the historic spa town of Tunbridge Wells with its big retail names and its Georgian colonnade, the Pantiles, offering a vibrant café culture.

It also sits just south of Tonbridge, with the A26 passing through it offering easy access to the A21 which leads to the M25.

Southborough Common, situated towards Argyle Road's end of the village, is a conservation area where cricket has been played for more than 200 years.

If you're a runner, dog owner or casual walker, the woodland area of the Southborough Common, nestled behind St. Peters Church, is a very beautiful space. Ancient and young trees slope down to a stream with access to Holden Pond and Bidborough and Speldhurst villages beyond.

Excellent secondary, independent, preparatory and private schools can be found in both Tunbridge Wells and Tonbridge, while Southborough and Bidborough have their very own primary schools. Argyle Road is also within the catchment areas for the 5 highly regarded and sought after Tunbridge Wells and Tonbridge Grammar Schools.

The nearest mainline station to Southborough is at High Brooms, about a mile away, with fast and frequent train services to London Charing Cross. There are also mainline stations on the same line at Tonbridge and Tunbridge Wells. Tonbridge Station is just over 2 miles away and with two lines passing through, it provides on average 34 trains a day from Tonbridge to London Bridge in as little as 40 minute journeys.



