

Draper Cottage, Southborough





Draper Cottage, Pennington Road, Southborough TN4 0SJ

Unique Detached Cottage with Successful Short/long Let Business Ooportunity

Accommodation Summary

- INVESTMENT OPPORTUNITY
 - Detached cottage / Airbnb
 - Recently refurbished
 - Prime location
- Established & successful business
 - Airbnb "Super Host" status
 - 143 5-star visitor reviews
- Turnover available on request
- Net profit available on request
 - No chain



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This truly unique bungalow sits on a residential street opposite a large park with local shops, restaurants, pubs and excellent transport links a stone's throw away.

With open farmland and woodland walks on its doorstep and easy access into the historic Tunbridge Wells town centre, its location offers the best of both worlds.

Draper Cottage is an immaculate deceptively spacious detached character residence, with raised mezzanine sleeping accommodation, a spacious living area, a well-equipped kitchen and a modern shower cubicle with separate cloakroom.

It is perfect for short get aways and benefits from free parking in the park opposite. A must see!

Part opaque glazed door which opens into:

Living/Dining/Kitchen: 18'5 x 11'5 dual side aspect double glazed leaded windows, low level fitted cupboards and electric storage heater. The kitchen area has a front aspect double glazed leaded window, tile effect vinyl flooring, eye and base level units, wooden work top, 2 ring halogen hob, integrated electric oven, stainless steel sink with mixer tap, under counter fridge/freezer.

Wooden steps lead up to:

Mezzanine sleeping area: with space for a double mattress and storage cupboard.

Shower room: side and rear aspect opaque double glazed leaded windows and shower cubicle with wall mounted shower attachment and opening into:

Cloakroom: side aspect double glazed leaded window, low level WC, pedestal wash hand basin with mixer tap, heated towel rail and tile effect vinyl flooring.

General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

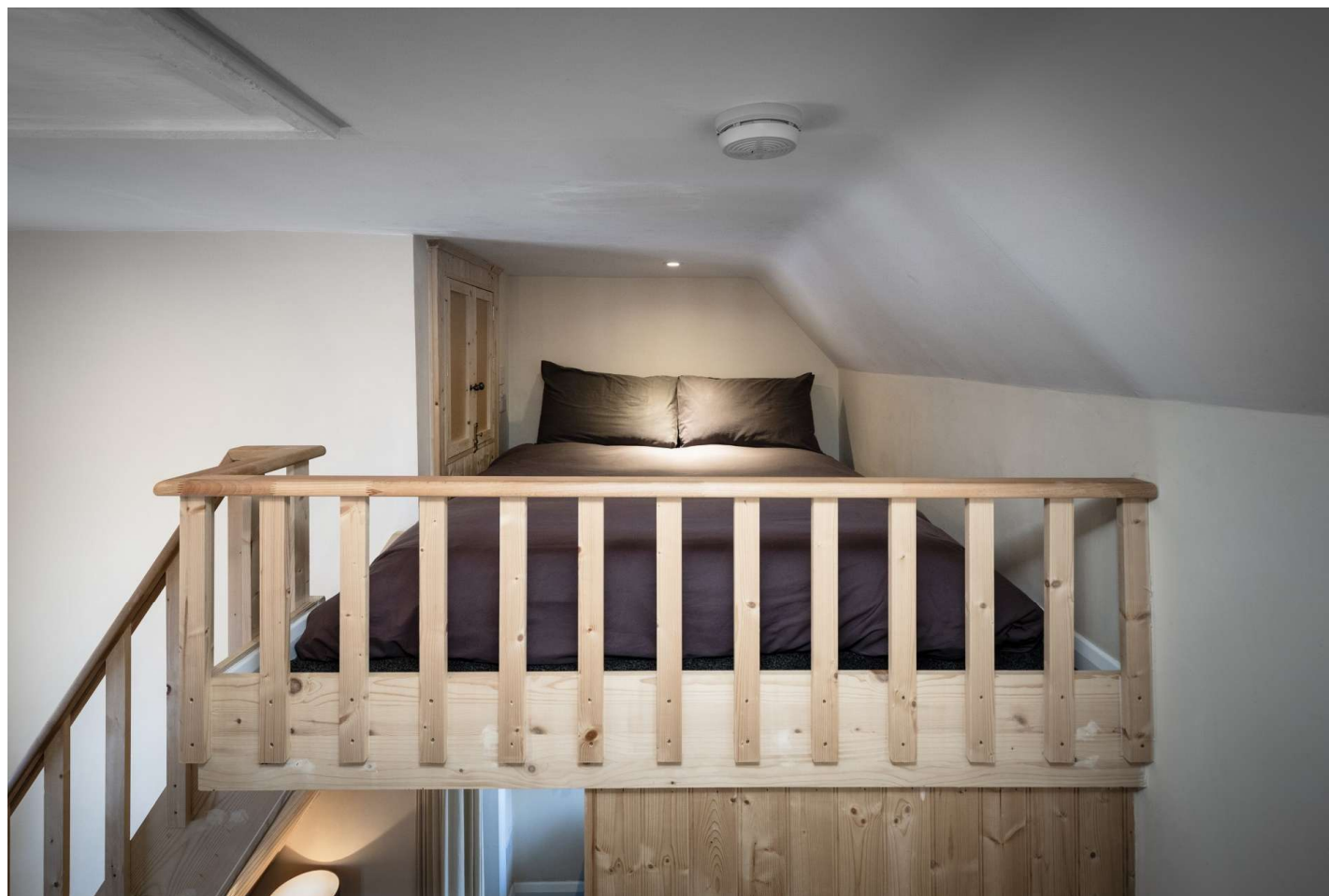
EPC: F (35)

Fast Broadband connectivity

No Council tax as a business

Eligible for 100% rate relief as a small business

Please note: 28 day dwelling restriction



Area Information: Southborough

Southborough is just a couple of miles outside the historic spa town of Tunbridge Wells. Southborough sits immediately to the north of Tunbridge Wells and just south of Tonbridge, with the A26 passing through it. Southborough's location allows easy access to the A21 which leads to the M25.

Southborough Common, situated towards the Tonbridge end of the town, is a conservation area where cricket has been played for more than 200 years. Southborough Cricket Club is still very much a vibrant community club.

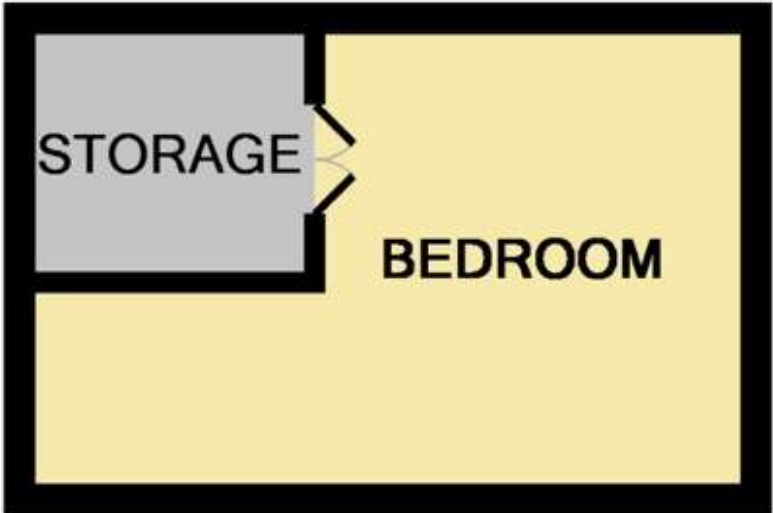
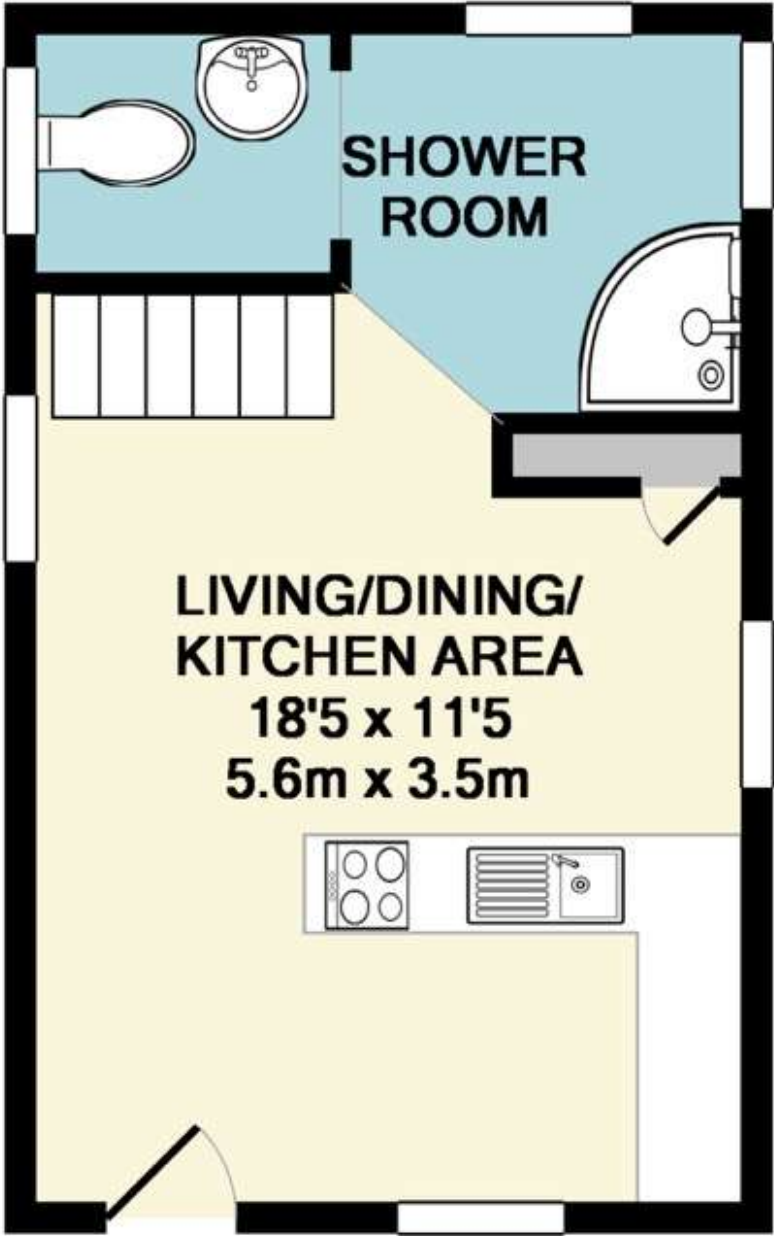
If you're a runner or casual walker, the woodland area of the Southborough Common is a very beautiful space. The woodland area of Southborough Common, nestled behind St. Peters church, is a delightful broadleaf woodland featuring ancient and young trees sloping down to a stream.

Secondary, independent, preparatory and private schools can be found in both Tunbridge Wells and Tonbridge, while Southborough has its very own primary school. Draper Street is also within the catchment areas for the 6 highly regarded and sought after Tunbridge Wells Grammar Schools.

Tunbridge Wells is just over a mile away with big retail names. 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 only 2.5 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. If that isn't enough, you can fall out of your door in the morning onto a luxury coach service straight to Canary Wharf, the City, Embankment and other central London destinations at half the cost of rail travel enabling you to slumber or work using its Wi-Fi connectivity as you travel.

The A21, which provides a direct link onto M25 and other motorways, is a few minutes' drive away from Southborough.





GROUND FLOOR

MEZZANINE FLOOR

TOTAL APPROX. FLOOR AREA 210 SQ.FT. (19.5 SQ.M.)
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