

51 London Road, Southborough







# 51 London Road, Southborough TN4 0PB

*Newly Renovated 3-Bedroom Split Level Maisonette*

## **Accommodation Summary**

- Ground and first floor split-level maisonette
  - Living/dining room
  - Stylish kitchen
- 3 double bedrooms, 1 en-suite
  - Modern shower room
  - Private entrance
  - Private garden area
  - Sought after area
  - No onward chain
- No stamp duty for first time buyers



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This fantastic property is ideally located with local shops, restaurants, pubs and excellent transport links on its doorstep.

Entered through the garden, a private entrance door to the side welcomes you into a hallway with storage.

The kitchen beyond is a practical yet effortlessly stylish space with glossy white cupboards, contrasting work surfaces and contemporary tiles. It has plenty of units, counter space, an integrated oven, under counter fridge and washing machine.

Through an opening to the rear is the living/dining room which is brightened by its side aspect windows. It has plenty of space for relaxing, its stone fireplace adding character, whilst a useful under stairs storage cupboard will keep the space clutter free.

Climbing the newly carpeted stairs to the first floor you will reach three double bedrooms, one with a modern en-suite and all with large windows flooding the space with light.

A contemporary shower room with walk in shower cubicle completes the floor.

Outside to the rear is a private paved terrace which has plenty of room to sit and enjoy the summer sun.

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. A must see for buyers and investors alike!

**Entrance door which opens into:**

**Hall:** storage cupboard, tiled flooring and door opening into:

**Cloakroom:** low level WC, slimline wall hung wash hand basin with mixer tap, tiled walls, cupboard housing boiler, radiator and tiled flooring.

**Kitchen:** rear aspect double glazed window, tiled flooring and radiator. The kitchen area has tiled flooring, a tiled splashback, white eye and base level units, counter top space, 4 ring electric hob, integrated electric oven, extractor, under counter fridge/freezer, washing machine and stainless steel sink with mixer tap and drainer.

**Living/Dining Room:** 10'1 x 16'6 side aspect double glazed windows, stone enclosed feature fireplace with stone hearth, wooden effect laminate flooring, under stair storage cupboard and radiators.

**Stairs up to first floor landing with side aspect double glazed widow, radiator and doors opening into:**

**Bedroom 1:** 11 x 16'8 front aspect window with secondary glazing, period fireplace, radiator and door opening into:







**En-suite:** low level WC, vanity unit with wash hand basin with mixer tap over and cupboard under, walk in shower cubicle with wall mounted shower, wall mounted mirror with lighting, tiled walls and flooring and radiator.

**Shower Room:** rear aspect double glazed opaque window, low level WC, vanity unit with wash hand basin with mixer tap over and cupboard under, walk in shower cubicle with wall mounted shower, wall mounted mirror with lighting, tiled walls and flooring and radiator.

**Bedroom 3:** 10`1 x 8`8 side aspect double glazed window, fitted cupboard, radiator and door opening into:

**Bedroom 2:** 10`1 x 11`10 rear aspect double glazed window and radiator.

**Outside:** paved terrace garden with wooden boundary fencing.

#### **General:**

Tenure: Leasehold

Length of lease: 125 years

Local authority: Tunbridge Wells Borough Council

Ground Rent & Service Charge: £400.00 P/A

Freeholder: Private owner

Council tax: Band B (£1,404.00)

EPC: D (58)



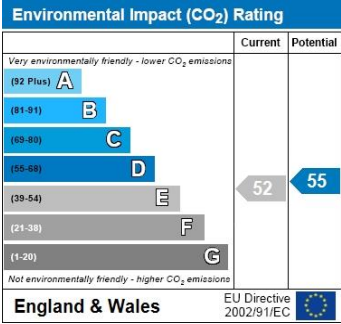
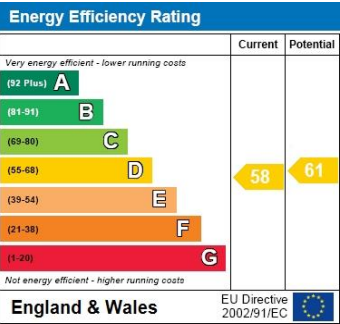
GROUND FLOOR 24.66 sq. m.  
( 265.48 sq. ft. )

1ST FLOOR 43.75 sq. m.  
( 470.93 sq. ft. )



TOTAL FLOOR AREA : 68.41 sq. m. ( 736.41 sq. ft. ) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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### 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. London Road 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.







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