

12 Castle Street, Southborough









# 12 Castle Street, Southborough TN4 0PE

## *Pretty Period 2-Bedroom Cottage*

### **Accommodation Summary**

- Mid-Terrace house
- 2 double bedrooms
  - Living room
  - Dining room
  - Kitchen
- Modern bathroom
- Rear garden
- Immaculate décor
- Sought after village location
  - Chain free



**Tel: 01892 514 189**

55 London Road, Southborough, Tunbridge Wells, Kent TN4 0PB

natalie@flyingfishproperties.co.uk

www.flyingfishproperties.co.uk



Just a short walk from Southborough`s local shops, sought after schools and excellent transport links, sits this pretty house with plenty of kerb appeal.

Deceptively spacious you enter a porch with room for coats and muddy boots which leads you through into the spacious open plan reception room.

The living room is cosy and welcoming with plenty of room for a large sofa to curl up in front of its fireplace in the colder months.

Opening off the living space is the dining area which sits conveniently next to the kitchen and enjoys views of the garden from its rear window.

Behind is the country style kitchen with lots of warm wooden work top space and a good selection of cupboards. With a fitted electric oven, 4 ring electric hob, extractor, space for dishwasher and fridge/freezer it has everything you need. There is also a utility cupboard which neatly houses the washing machine while a part glazed door opens into the garden.

Climbing the stairs to the first floor the pretty main bedroom is at the front. It has fitted alcove wardrobes, warm wooden flooring and a shuttered window bringing in lots of natural light.

Next door is the bathroom. It has a modern suite with a panelled bath and separate shower cubicle. A window to the rear reflects light off its white fittings and contemporary tiles creating a soothing bathing experience.

A further flight of stairs to the second floor takes you up to the second bedroom. It is also a generous double with its own window overlooking the quiet street below.

Outside to the rear is an idyllic cottage garden with a paved and decked terrace perfect for a table and chairs. A pebbled pathway meanders through stocked flower beds to a circular paved area with planting. It also benefits from a wooden shed for storage.

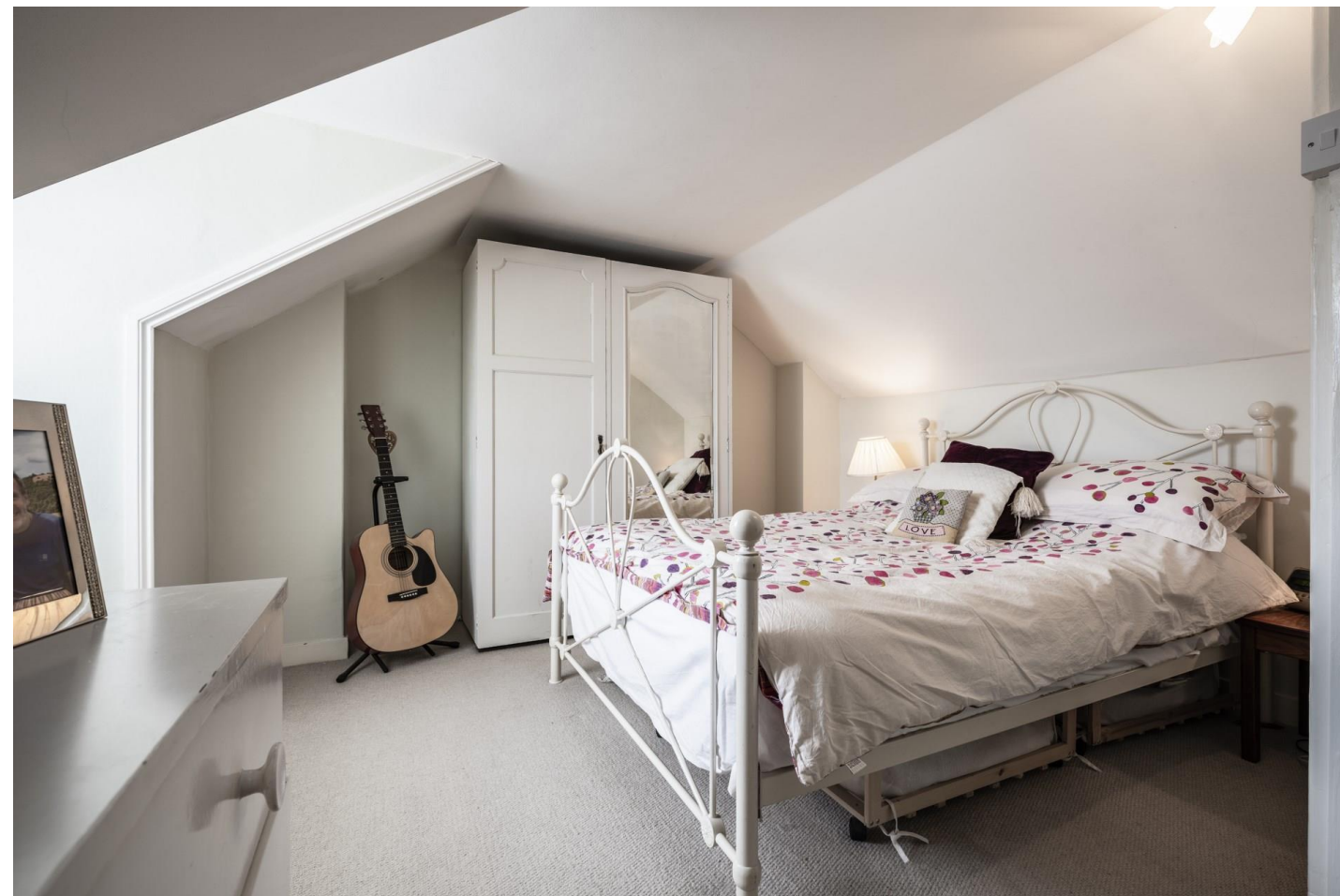
This immaculate home has been well maintained throughout and is perfect for a young family or professionals due to its fantastic location. A must see!

**Entrance porch with tiled flooring, space for coats and shoes and part opaque glazed door, which opens into:**

**Living Room:** 12 x 10`9 front aspect double glazed window with plantation shutters, fireplace with painted wooden mantle and stone hearth, mid height alcove cupboards, wooden flooring, radiator and opening into:

**Dining Room:** 12 x 9`2 rear aspect double glazed window, wooden flooring, radiator and door opening into:





**Kitchen:** 6'3 x 12'9 double glazed side aspect window above ceramic sink with drainer and mixer tap over, side aspect part opaque glazed door, 4 ring electric hob, electric oven, space for fridge/freezer, space and plumbing for dishwasher, utility cupboard housing wall hung boiler and with space and plumbing for washing machine, tiled flooring and radiator. The kitchen has plenty of wooden worktop space and a good selection of eye and base level units.

**Stairs up to first floor and doors opening into:**

**Bedroom 1:** 12 x 11'2 front aspect double glazed window with plantation shutters, fitted wardrobes with internal shelving and hanging rails, radiator and wooden flooring.

**Bathroom:** rear aspect opaque double glazed window, panel enclosed bath with mixer tap, walk in shower cubicle with wall mounted shower, pedestal wash hand basin with mixer tap, low level WC, tiled walls, radiator and wooden flooring.

**Stairs up to second floor and door opening into:**

**Bedroom 2:** 12 x 12'2 front aspect double glazed window and radiator.

**Outside:** a mid-height brick wall with iron gate fronts a paved area with shrubs with bin store room to the side. To the rear there is a paved terrace at the rear of the house which leads to a decked terrace. Beyond is a pebble and paved pathway that curves through stocked mature flower beds to a decorative circular area with central tree. A further paved area sits in front of a wooden shed at the back. The garden is fully enclosed by close boarded fencing.

**General:**

Tenure: Freehold

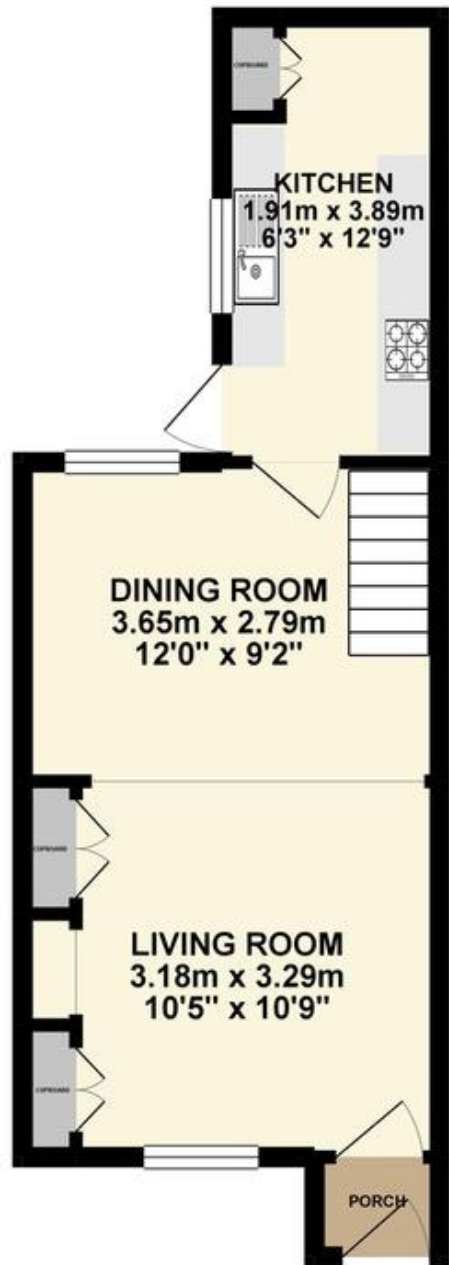
Local authority: Tunbridge Wells District Council

Council tax: Band C (£1,604.00)

EPC: E (50)



GROUND FLOOR 30.54 sq. m.  
( 328.75 sq. ft. )



1ST FLOOR 22.17 sq. m.  
( 238.68 sq. ft. )



2ND FLOOR 12.03 sq. m.  
( 129.54 sq. ft. )



TOTAL FLOOR AREA : 64.75 sq. m. ( 696.96 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 as to their operability or efficiency can be given.  
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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	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
50	70
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 Plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
47	65
England & Wales	
EU Directive 2002/91/EC	





### Area Information: Southborough

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 Castle Street'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. Castle Street 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 35 minute journeys. There is also a luxury coach service, that drops up and collects a short walk from Vale Road, straight to Canary Wharf, the City, Embankment and other central London destinations. It is half the cost of rail travel enabling you to slumber or work using its Wi-Fi connectivity as you travel.





