

Flat 3, 44 Pennington Road, Southborough





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Elegant Spacious 3-Bedroom Apartment With Spectacular Views

Accommodation Summary

- Spacious 2nd floor apartment within a detached Victorian house
 - 3 double bedrooms, one with washing facilities
 - Bright and spacious entrance hall
 - Stylish kitchen
 - Living/dining room
 - Garden
 - Two car parking spaces
 - 1,453 sq. ft (135 sq. m)
 - Share of freehold
- Sought after village location with open countryside views



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This beautifully renovated apartment spans the entire second floor of an impressive detached Victorian conversion, which itself is set back from the road by an attractive front garden and driveway.

With breathtaking open countryside views to the front and within walking distance of Southborough's picturesque cricket green, woodland walks and local village shops, this home sits on one of the village's most sought after roads.

The apartment's private front door opens into a graceful split level entrance hallway whose elegant décor and generous proportions give a nod to the building's Victorian heritage and features. It has a useful cloakroom on the lower level and home office space on the upper.

The principle bedroom on the left is full of character with a handsome period fireplace and a rear window offering roof top views. It is a vast space, making even a king-sized bed look small, and has two fitted cupboards for storage.

Behind, bedroom two is also a generous space and with its own corner shower cubicle, vanity unit with wash hand basin and unobstructed countryside views, it is a welcome retreat.

Next door is the modern bathroom with a freestanding claw foot bath, corner shower cubicle and glazed shutters adding a touch of glamour.

Beyond is the living/dining room with its brick enclosed fireplace with painted mantle and window with countryside views that take your breath away. There is ample room for deep sofas and a dining table and chairs, making it the perfect space to relax and entertain in.

Along the hallway is the kitchen which is beautifully finished and fully equipped as you would expect from a home of this quality. Light bounces off the Corian work surfaces which contrast beautifully with the grey wooden cabinetry that wraps around the room housing integrated appliances. Beautiful warm wooden effect flooring with decorative detailing and white tiled splash backs with glazing behind the oven space add contemporary touches of glamour.

A further generously sized bedroom with a fireplace and large window completes the apartment.

There are two private parking spaces, one to the rear and sat beside a large wooden shed for storage. A private garden space at the front, screened by mature hedging with some planting, offers the pleasures of the countryside views and tranquility the home enjoys.

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 offers a luxury lifestyle that you could move straight in and enjoy. A must see!





Part opaque glazed entrance door, which opens into:

Split Level Entrance Hall: rear aspect double glazed window, radiator, fitted cupboard and doors opening into:

Cloakroom: rear aspect opaque double glazed window, wooden effect flooring, high level WC, vanity unit with tiled counter top, wash hand basin with mixer tap, cupboard under and radiator in decorative cover.

Bedroom 1: 15`6 x 16`11 rear aspect double glazed window, period fireplace with painted mantle and tiled hearth, fitted wardrobe with double hanging rails and shelving, fitted cupboard with shelving and radiator.

Bedroom 2: 15`6 x 13`7 front aspect double glazed windows with open countryside views, painted mantle with opening in chimney breast and tiled hearth, corner shower cubicle, vanity unit with wash hand basin over and cupboard under and radiator.

Bathroom: front aspect opaque double glazed window with internal glazed shutters, freestanding claw foot roll top bath with mixer tap, corner shower cubicle with wall mounted shower attachment, pedestal wash hand basin with mixer tap over, heated towel rail, part tiled walls and wooden effect flooring.

Living/Dining Room: 15`6 x 15`1 front aspect double glazed windows with open countryside views, fireplace with brick surround, tiled hearth and painted mantle and radiator. The room is a wonderfully light and airy space, perfect for relaxing and entertaining in.

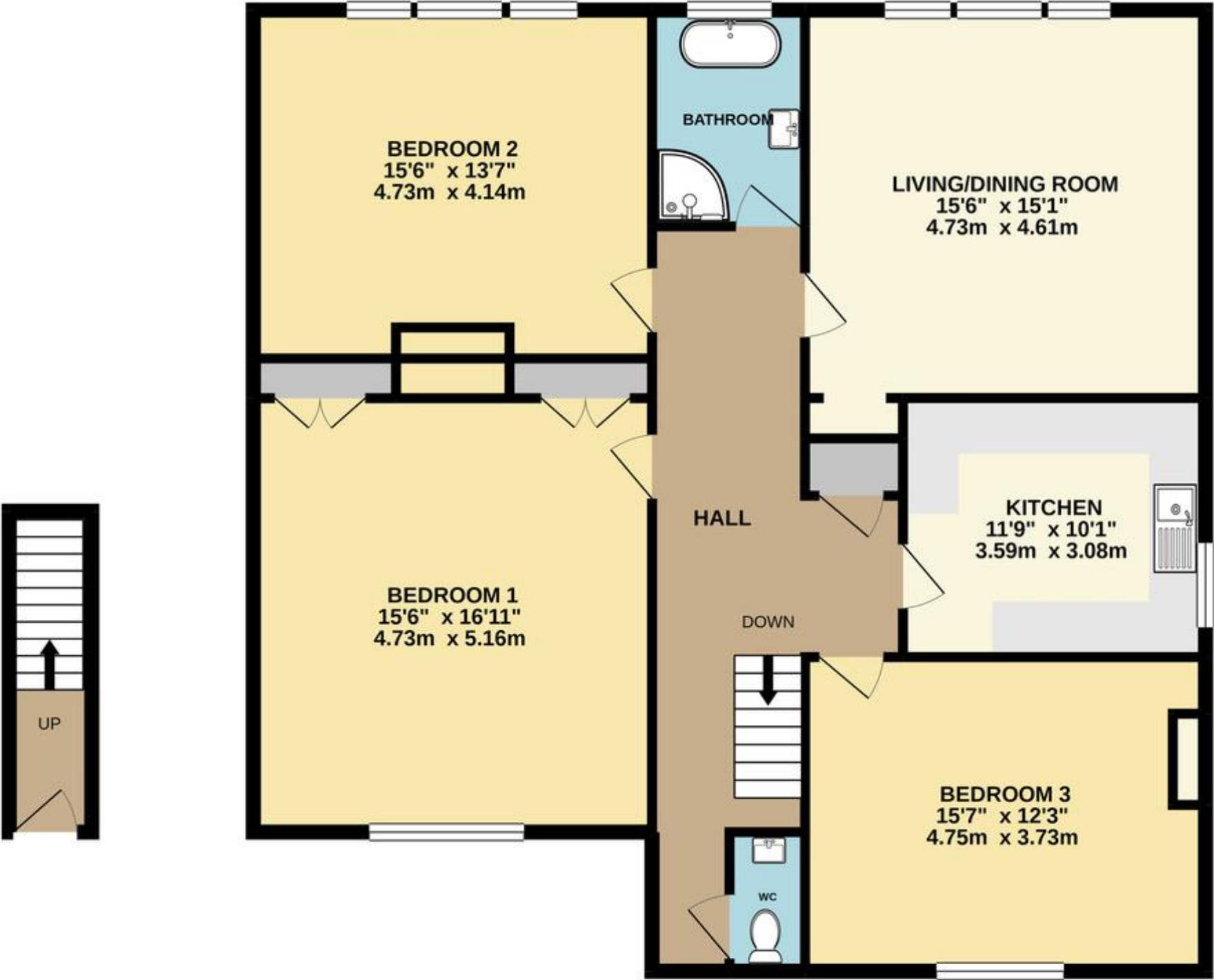
Kitchen: 11`9 x 10`1 side aspect double glazed window, Corian work surfaces with inset sink with extendable spray mixer tap, integrated Bosch dishwasher, space for range oven, integrated under counter Bosch fridge and freezer, wooden effect flooring, stainless steel extractor, glass splash back, space and plumbing for washing machine, tiled splash backs and radiator. The kitchen has plenty of painted wooden eye and base level units, part glazed, with some open shelving.

Bedroom 3: 15`7 x 12`3 rear aspect double glazed window, fireplace with cast iron insert, wooden mantle and tiled hearth and radiator.

Outside: The house is set back from the road by a two mid height walls to the sides with planting for privacy behind and a gravelled driveway with access to the rear, past a private allocated parking space, to the second paved allocated parking space, behind a large wooden shed for storage with lighting and electricity. To the front and side is a private area of garden with perimeter hedging, lawn and some planting.



1ST FLOOR
1453 sq.ft. (135.0 sq.m.) approx.



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		
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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

TOTAL FLOOR AREA : 1453 sq.ft. (135.0 sq.m.) 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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General:

Tenure: Share of freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band D (£1,876.00) / EPC: E (51)

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 Pennington 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. Pennington 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.





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