

49 London Road, Southborough, Tunbridge Wells



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49 London Road, Southborough, Tunbridge Wells TN4 0PB

Stylish 2-bedroom split level maisonette with garden

Accommodation Summary

- Split-level 2-bed maisonette with communal garden
 - Living room
 - Stylish kitchen
 - Modern shower room
- 2 double bedrooms, 1 en-suite
 - Storage room
- Dressing room / storage room
 - Modern shower room
 - Shared garden
- Sought after village location



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49 -51 London Road, Southborough, Tunbridge Wells, Kent TN4 0PB

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

A covered front door to the side welcomes you into a living/dining room which is brightened by its rear aspect window. It has plenty of space for relaxing, its brick fireplace adding character, whilst a useful under stairs storage cupboard will keep the space clutter free.

The kitchen, which opens off the living room, is a practical yet effortlessly stylish space with glossy white cupboards and contrasting work surfaces. It has plenty of units, counter space, an integrated oven and space for additional appliances. A part glazed side aspect door gives outdoor access to the shared garden.

At the rear is a contemporary shower room with WC and walk in shower.

Returning to the living room and climbing the carpeted stairs to the first floor you will reach two double bedrooms, one with a modern en-suite. The double aspect room to the front with part glazed doors that open onto an enclosed sit on balcony, could be used as a second reception room, depending on your needs. A large walk-in storage cupboard/dressing room completes the floor.

A further flight of stairs takes you up to the loft room with a feature window.

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:

Living/Dining Room: 12`10 x 11`5 rear aspect double glazed window, brick enclosed feature fireplace with tiled hearth, wooden effect laminate flooring, under stair storage cupboard with space for storage and housing meter in cupboard and fuse box, radiators, combination boiler in enclosed wall cupboard and opening into:

Kitchen: 10`5 x 6`3 side aspect double glazed window, part glazed side aspect door giving rear access to shared garden and radiator. The kitchen area has tiled flooring, a tiled splashback, white wall and base level units, counter top space, 4 ring electric hob, integrated electric oven, stainless steel extractor, washing machine, under counter fridge/freezer and stainless steel sink with mixer tap and drainer.

Shower Room: rear aspect double glazed opaque window, low level WC, slimline 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.

Stairs up to first floor:

Bedroom 1: 12`2 x 11`5 front aspect window, side aspect part glazed double doors opening onto enclosed and covered sit on balcony and radiator.



Bedroom 2: 10`11 x 7`4 rear aspect double glazed window, radiator and door opening into:

En-suite: concealed cistern WC, tiled walls and flooring, vanity unit with wash hand basin with mixer tap over and cupboard under, walk in shower cubicle with wall mounted shower attachment, wall mounted mirror with lighting and heated towel rail.

Walk in storage cupboard: plenty of room for storage.

Stairs up to second floor:

Loft Room: 12`2 x 7`3 front aspect feature window.

Garden: fully enclosed paved garden shared equally with the adjoining maisonette.

General:

Tenure: Leasehold

Length of lease: 122 years

Freeholder: Flying Fish Properties Ltd.

Local authority: Tunbridge Wells Borough Council

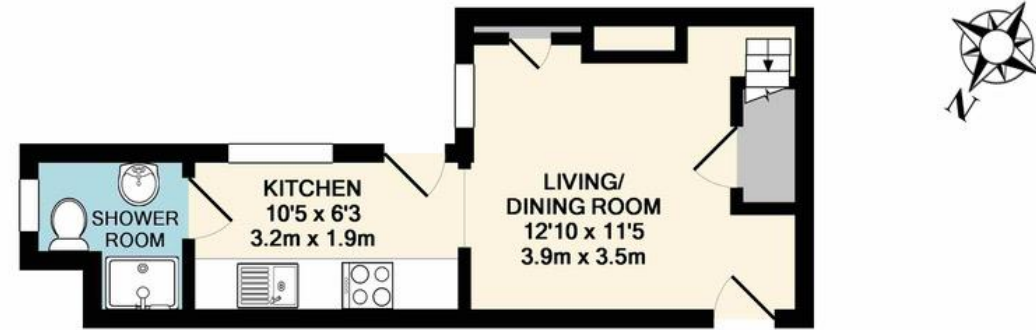
Ground Rent: £100.00 P/A

Service Charge: £400.00 P/A

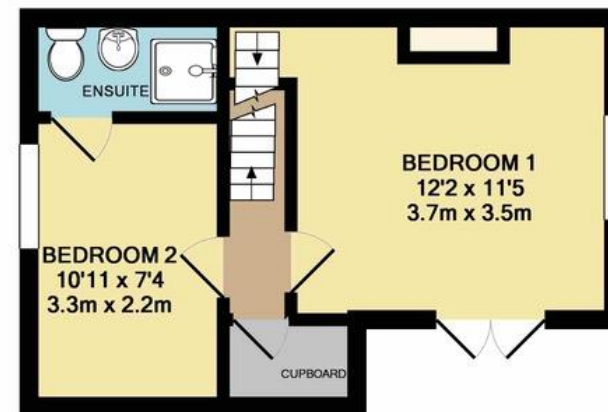
Council tax: Band A (£1,353.00)

EPC: E (46)

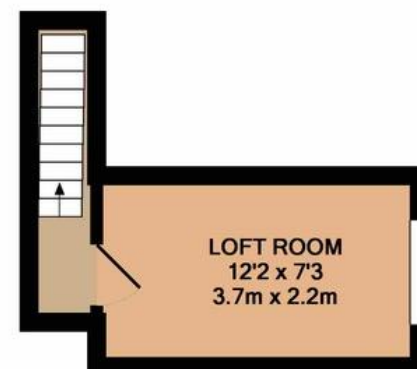




GROUND FLOOR
APPROX. FLOOR
AREA 245 SQ.FT.
(22.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 293 SQ.FT.
(27.2 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 117 SQ.FT.
(10.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 655 SQ.FT. (60.9 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		63
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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 Hub with its new medical centre, library, theatre/hall, coffee shop, community rooms, and town council offices, together with retail space is within walking distance of the property. The Yew Tree and Ridgewaye Playing Fields are also close by, with open green spaces for walking and recreational sport. There are also allotments either side of the fields allowing you to grow your own fruit and vegetables on your doorstep.

Southborough Common, situated north 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. The property is also within the catchment areas for the 6 highly regarded and sought-after Tunbridge Wells and Tonbridge Grammar Schools.

The nearest mainline station to Southborough is at High Brooms with fast and frequent train services to London Charing Cross, London Bridge, Canon Street and Victoria. There are also mainline stations on the same line at Tonbridge and Tunbridge Wells. Tonbridge Station is 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. There is also a luxury coach service, which drops up and collects opposite the property, 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.

