

2 The Lodge, Park Road, Southborough, Tunbridge Wells





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Unique 2-bedroom semi-detached house with parking

Accommodation Summary

- Semi-detached period house
- 2 double bedrooms, 1 en-suite
 - Living room
 - Kitchen/dining room
 - Separate utility room
 - Bathroom
 - Shower room
 - Off street parking
 - Sought after location
- Walking distance of popular schools and excellent transport links



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This recently renovated house is ready to move straight into and enjoy, and is ideally located with local shops, restaurants, pubs, and excellent transport links on its doorstep.

Deceptively spacious, a block brick driveway fronts the house with space for bin storage and a stocked flower bed to the side.

A part opaque entrance door welcomes you in with an under-stair cupboard to keep the space clutter free.

First on the right is bedroom two, which was recently converted. It could double as a home office, should your needs require it.

At the rear is the utility room with fitted storage and a sink for muddy boots.

Next door is the bathroom with a shower bath and wall mounted shower attachment. A rear window brings in lots of natural light.

Climbing the stairs to the first floor, with another under stair cupboard, is the living/kitchen/dining room. It is flooded with light from its double aspect windows and French doors to the front, which open onto the sit on balcony. An open recess has been created above the stairs with a clever drop-down desktop. It has plenty of space for relaxing, and its warm flooring connects it seamlessly with the kitchen/dining room at the back.

The kitchen is a practical yet effortlessly stylish space with cupboards, open wall shelving and a contemporary tiled splashback. It has base units, wooden counter space, an integrated oven, 4 ring induction hob, and space for a fridge/freezer. There is room for a table and chairs in the dining area and the open plan aspect to the living room makes it a very social space.

Returning to the hallway, a further set of stairs take you up to the second floor and the principal bedroom. It is a good sized double with an open recess for storage and a Velux window brightening the space.

It has an en-suite shower room next door.

Park Road is superbly located with a host of popular schools, local shops, and transport links on its doorstep. Being a stone's throw from Southborough Common, a peaceful area of outstanding natural beauty, it also enjoys woodland walks and open farmland.

With its generous room proportions and fantastic location, this house is a must see!





Part opaque glazed door which opens into:

Entrance Hall: front aspect opaque double glazed window, under stair storage cupboard, wooden effect flooring and doors opening into:

Bedroom 2: 15'2 x 8'9 front aspect double glazed window and radiator.

Utility Room: 10'7 x 6 rear aspect double glazed window, fitted cupboards and open shelving, base level cupboards with countertop above and open shelving to the side, space and plumbing for an appliance, wall hung Worcester boiler, stainless steel sink with mixer tap, wooden effect flooring, radiator and door opening into:

Bathroom: rear aspect opaque double glazed window, shower bath with wall mounted shower attachment, low level WC, pedestal wash hand basin with mixer tap, heated towel rail, part tiled walls and linoleum flooring.

Stairs leading up to the first floor with under stair storage cupboard, radiator and door opening into:

Living/Kitchen/Dining Room: 20'6 x 14'9 front aspect French doors that open onto sit on balcony, open wall recess over stairs with drop down desk top, side aspect part opaque double glazed windows, rear aspect double glazed window, radiators, space for table and chairs, space for fridge/freezer, fitted oven with 4 ring induction hob and extractor above, sink with drainer and mixer tap, open wooden wall shelving, wooden countertops, base level cupboards with pan drawers and corner turntable unit, and tiled splashback.

Stairs leading up to the second floor with rear aspect Velux window and door opening into:

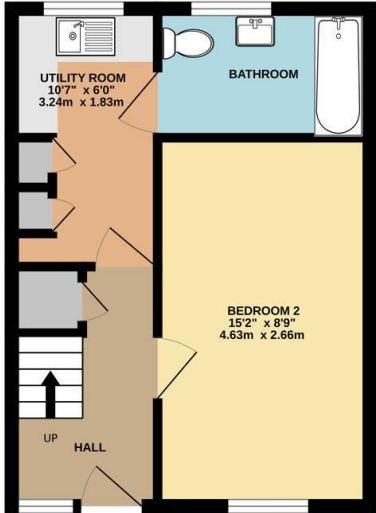
Bedroom 1: 14'9 x 9'10 front aspect Velux window, open recess with hanging rail and shelving, ceiling loft access, radiator and door opening into:

En-suite: rear aspect Velux window, shower cubicle with wall mounted shower attachment, concealed cistern WC, wash hand basin with mixer tap and shelf, vanity shelf and linoleum flooring.

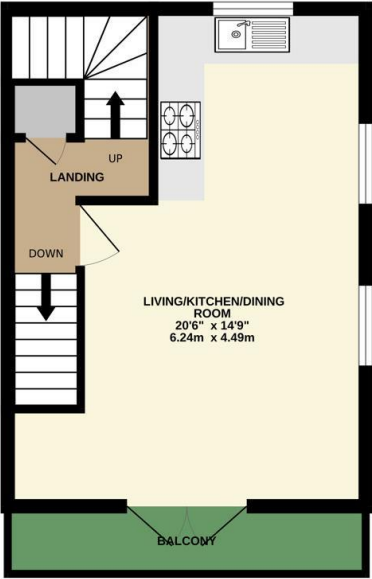
Outside: At the front is an off street block brick driveway, an outside tap, space for bins and a stocked wooden flower box.



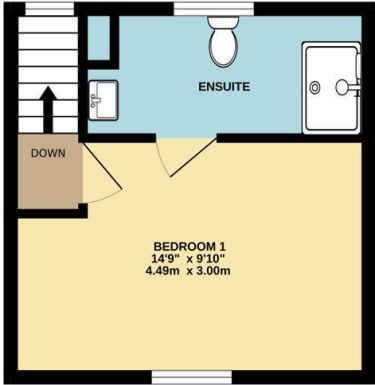
GROUND FLOOR
302 sq.ft. (28.0 sq.m.) approx.



1ST FLOOR
302 sq.ft. (28.0 sq.m.) approx.



2ND FLOOR
223 sq.ft. (20.7 sq.m.) approx.



APPROX AREA EXCLUDING BALCONY 72.99 SQ.M

TOTAL FLOOR AREA : 827 sq.ft. (76.8 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: C (£1,898.00)

EPC: E (53)

Area information: Southborough, Tunbridge Wells, Kent

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 Park Road. The Yew Tree and Ridgeway 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 towards Park 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. Park Road 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, 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. 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.



