

2A Castle Street, Southborough, Tunbridge Wells





# 2A Castle Street, Southborough, Tunbridge Wells TN4 0PE

*Period 3-bedroom house in sought after location*

## **Accommodation Summary**

- End of terrace period house
  - 3 bedrooms
  - Living room
  - Dining room
    - Kitchen
  - Wet room shower
    - Courtyard
- Sought after village location
  - Chain free
- Renovation opportunity



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Just a short walk from Southborough`s local shops, sought after schools and excellent transport links, sits this deceptively spacious house.

Set back from the road by paving, you step into the living room at the front of the house. It is a welcoming space with plenty of room for sofas and there is a feature tiled fireplace.

Behind is the dining room, conveniently placed next to the kitchen, with two under stair cupboards, and a glazed rear door opening onto the courtyard terrace.

Opening to the rear is the kitchen, which is ripe for an update, brightened by a large window. There is space and plumbing for appliances, eye and base level cupboards and countertops.

A sliding door at the back opens into the shower room with a walk in wet room shower facility and windows drawing in lots of natural light.

Climbing the stairs to the first floor there are three bedrooms, all with large windows and two with fitted wardrobes.

Outside to the rear is a paved terrace with space for seating. A wooden shed provides storage and there is side street access.

This bright welcoming home is a dream project to create your own vision and add value in the future. A must see!

Opaque glazed entrance door, which opens into:

**Living Room:** front aspect double glazed window, feature fireplace with tiled mantelpiece, surround and hearth, fitted corner cupboard housing the fuse box, radiator and door opening into:

Hall: side aspect double glazed window, and door opening into:

**Dining Room:** side aspect double glazed window, rear aspect opaque glazed door opening into the courtyard, fireplace with tiled hearth, surround and mantelpiece and electric fire, fitted under stair cupboard, fitted under stair cupboard with shelving, and opening into:

**Kitchen:** side aspect double glazed window, 1 ½ sink with drainer and mixer tap over, space for oven, space for fridge/freezer, space and plumbing for appliance, base level cupboards, eye level opaque glazed cupboards, part tiled walls, tile effect flooring and sliding door opening into:





**Shower Room:** side aspect opaque double glazed windows, wall hung wash hand basin, WC, wet room shower enclosure tiled walls and radiator.

**Stairs up to first floor landing with ceiling loft access hatch and doors opening into:**

**Bedroom 1:** front aspect double glazed window, fitted cupboard with shelving, and radiator.

**Bedroom 2:** rear aspect double glazed window, fitted wardrobe with cupboards over, radiator and door opening into:

**Bedroom 3:** side aspect double glazed window, airing cupboard housing the Worcester boiler with shelving for linen and radiator.

**Outside:** To the front is a low height brick wall with paving behind and a metal gate opening onto a paved pathway to the entrance door. At the rear is a paved courtyard, accessed from the dining room and the side, with a low brick wall with railings above to the side and open access for the street. There is a wooden shed for storage.

**General:**

Tenure: Freehold

Local authority: Tunbridge Wells District Council

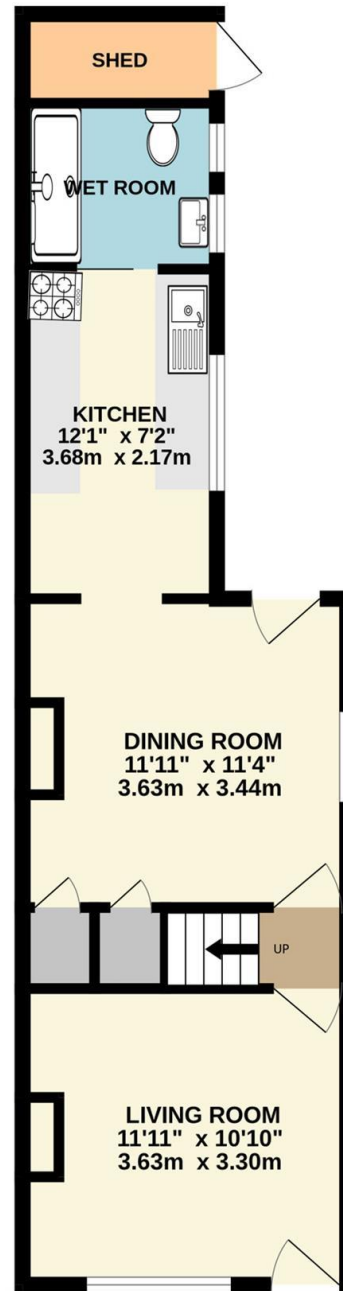
Council tax: Band C (£2,013.41)

EPC: E (50)



GROUND FLOOR

1ST FLOOR



APPROX TOTAL AREA EXCLUDING SHED 75 SQ.M / 815 SQ.FT

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			74
(55-68) <b>D</b>			
(39-54) <b>E</b>		50	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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 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. Peter's 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. Southborough enjoys many local independent shops with an award-winning hairdresser, The Gallery, and restaurant Tallow, which has just been named The Good Food Guide's Best UK Local Restaurant 2023 – both are a short walk away. With additional convenience stores, a baker, a butcher, and pubs such as The Hand & Sceptre and The Imperial nearby, all your local needs are met. 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 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.



