

Flat 1, 18 Church Road, Southborough





Flat 1, 18 Church Road, Southborough TN4 0RX

Spacious Split-Level 2-Bedroom Apartment

Accommodation Summary

- Split-level period conversion
 - 2 double bedrooms
 - 2 reception rooms
 - Separate kitchen
 - Period details
 - Excellent location
 - Share of freehold
 - No onward chain



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This split-level period conversion is in an enviable location, enjoying the best of both worlds. With local shops and transport links on its doorstep it also sits on the edge of Southborough Common with its woodland walks, church and village cricket green.

It's handsome white painted building with beautiful period windows is screened from the road by leafy trees.

You can enter through the communal front entrance door or if you prefer, via the side access through a private stable door directly into the kitchen.

Its own front door opens into a bright hallway with a high ceiling and open staircase spindles which borrow light from the lower floor.

Immediately on the right is the living room whose large original sash window floods the room with light. In the colder months, the focal fireplace could be used to burn real wood.

Further along the hallway the bathroom is roomy with a large corner bath with wall mounted shower above.

Opposite the second bedroom which looks out over the front of the property is a good size and currently doubles as a home office.

At the end of the hallway with plenty of room for a dining table and chairs is the dining room. It is the perfect entertaining space with a wooden laminate floor and access down into the kitchen.

The kitchen has plenty of fitted units, an integrated electric oven, a breakfast bar and a stable door out to the side access and bin storage area at the rear. Its dual aspect windows one of which is placed above the sink enabling you to wash up under the stars bring in lots of natural light.

Bedroom one, down a flight of open stairs, is roomy and bright with light drawn in from its front window. The room although large is a tranquil, romantic space.

With high ceilings, spacious rooms, period features and a central location this home is a perfect investment purchase and would suit first time buyers, investors and professionals alike.





Communal entrance door into communal reception hall: leading to the apartment's own front door opening into:

Entrance Hallway: with laminate wooden floor, radiator and doors to:

Living room: 13'9 x 11'4' front aspect sash window, laminate wooden floor, open fire with cast iron fire basket and wooden surround, wooden mantle and tiled hearth, dado rail and radiator.

Bathroom: panel enclosed corner bath with wall mounted shower attachment, pedestal hand wash basin, low level WC, part tiled walls, tiled effect laminate floor, radiator and extractor fan.

Bedroom 2: 12'6 x 7'7' front aspect window and radiator.

Dining room: 16'9' x 8'8' side aspect window with bars, laminate wood floor, radiator and steps down to:

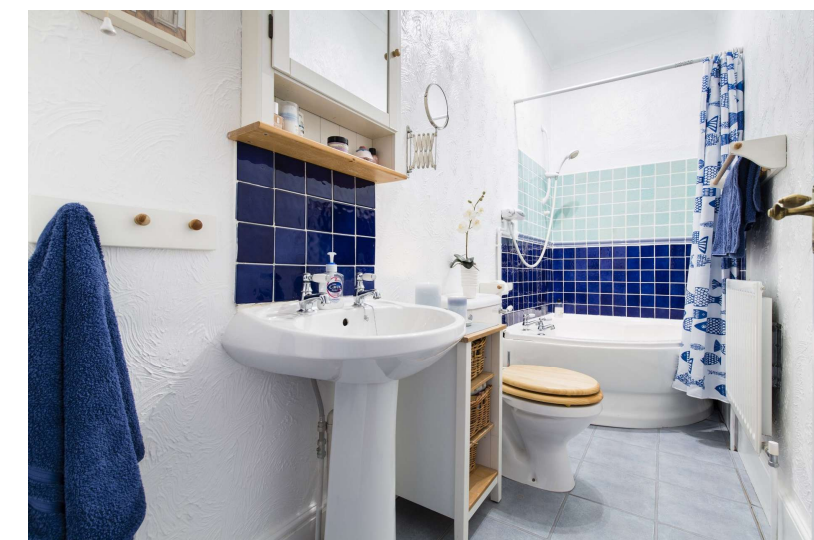
Kitchen: 16'9 x 10'11' double aspect side and rear windows, stable door with opaque viewing window leading into side access area, range of wall and base level units, stainless steel sink with drainer

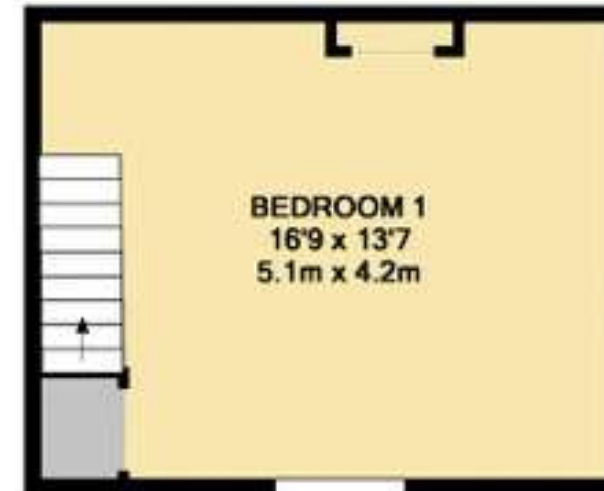
and mixer tap over, space and plumbing for under counter appliances, integrated electric oven with four ring electric hob with pull out extractor fan over, part tiled walls, tiled floor, wall mounted boiler, breakfast bar, large storage cupboard and radiator.

Stairs down to lower ground and access into:

Bedroom 1: 16'9 x 13'7' front aspect window, storage cupboard housing fuse box with internal shelving, mid height wall mounted louvre door concealing under floor storage area, recessed chimney breast opening and radiator.

Outside: the house is set back from the road, with a mid-height wooden fence at the front perimeter enclosing a paved area with hedging to the left perimeter and trees at the right perimeter and to the front. The rear outside space is accessed via a graveled pathway to the side, with an area for a small table and chairs mid-way down, which winds down to the apartment's kitchen stable door and to the communal bin area at the back.





LOWER GROUND FLOOR
APPROX. FLOOR
AREA 228 SQ.FT.
(21.2 SQ.M.)



TOTAL APPROX. FLOOR AREA 907 SQ.FT. (84.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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	
53	61
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	
47	54
England & Wales	
EU Directive 2002/91/EC	

GROUND FLOOR
APPROX. FLOOR
AREA 678 SQ.FT.
(63.0 SQ.M.)



General:

Tenure: Share of Freehold

Length of Lease: 999 years

Service Charge: £40 PCM

Local authority: Tunbridge Wells Borough Council

Council tax: Band B (£1,279.22 p/a)

EPC: E (53)



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 on the edge of Church Road, 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. Church 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 35 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.



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