

68 South View Road

Tunbridge Wells • Kent • TN4 9BX





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Kings Estates are delighted to offer this stylish 2-bedroom, 2 reception room Victorian end of terrace house with off road parking and good size rear garden, situated in an enviable position overlooking a recreational green and enjoying a far reaching open aspect to the front. Internal viewing is an absolute must!

- Stylish Victorian End of Terrace House
- Driveway Providing Off Road Parking
- Two Double Bedrooms & First Floor Bathroom
- Two Reception Rooms & Modern Kitchen
- Good Size Rear Garden with Shed
- Southborough / Tunbridge Wells Borders
- Walking Distance of High Brooms Station
- Overlooking a Recreational Green
- Far Reaching Open Aspect to the Front
- Internal Viewing Comes Highly Recommended

EPC Rating: D



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DESCRIPTION

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SITUATION

The property is located in a popular and convenient position on the Southborough / Tunbridge Wells borders . The busy town centre is approximately one mile distant with a choice of stations at either High Brooms (approx. 0.4 miles distant) or Tunbridge Wells (approx. 1.7 miles distant) both providing a fast and regular commuter service to London Charing Cross/Cannon Street. Tunbridge Wells itself provides a comprehensive range of shops, in particular within the Royal Victoria Place Shopping Mall and the Calverley Road Precinct. More specialist shops, boutiques, bistros and restaurants can be found within the historic parts of the town such as the old High Street and Pantiles area.

Recreational amenities within the area include the Tunbridge Wells Sports and Indoor Tennis Centre, two theatres, golf, cricket and rugby clubs and out of town there is the Knights Park Leisure and Retail Centre which includes a multi screen cinema, ten pin bowling and private health club.

ACCOMMODATION

ENTRANCE HALL

SITTING ROOM

Front aspect window, ceiling mounted light, fireplace with brick hearth and surround, alcove storage cupboard.

DINING ROOM

Rear aspect window, under-stairs storage cupboard, alcove storage cupboard with shelving over, ceiling mounted light. Open to:

KITCHEN

Dual aspect room with window to side and rear aspect, modern fitted kitchen comprising a range of wall base units with roll top worksurfaces and tiled splashbacks, inset 1 & 1/2 bowl sink with mixer tap and drainer, integrated fridge/freezer, double oven with gas hob and extractor hood over, space and plumbing for washing machine. Ceiling mounted spotlights. Stable door opening to garden.

FIRST FLOOR LANDING

Doors to all rooms, ceiling mounted light, loft hatch (not inspected).

BEDROOM ONE

Front aspect window, built-in cupboard, recessed ceiling mounted spotlights.

BEDROOM TWO

Rear aspect window, ceiling mounted light

BATHROOM

Rear aspect frosted window, white suite comprising panel enclosed bath with Aqualisa shower and



screen over. Low level WC, vanity unit mounted wash hand basin with mixer tap, ceiling mounted spotlights. Built in airing cupboard housing boiler.

OUTSIDE

TO THE FRONT

To the front of the house there is a driveway providing off road parking.

THE REAR

The rear garden is mainly laid to lawn with mature shrub and flower bed borders. To the rear of the garden there is a patio and shed.

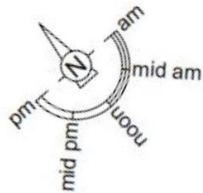
OTHER INFORMATION

COUNCIL TAX BAND - C - £1,610.34 for the year 2019/20 (Tunbridge Wells Borough Council)

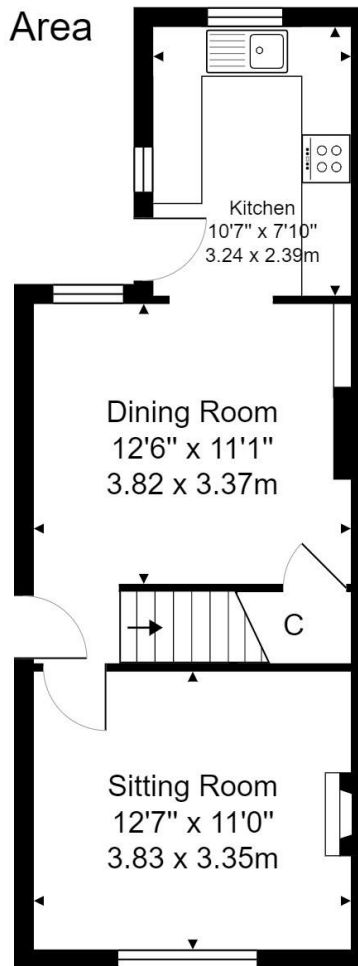


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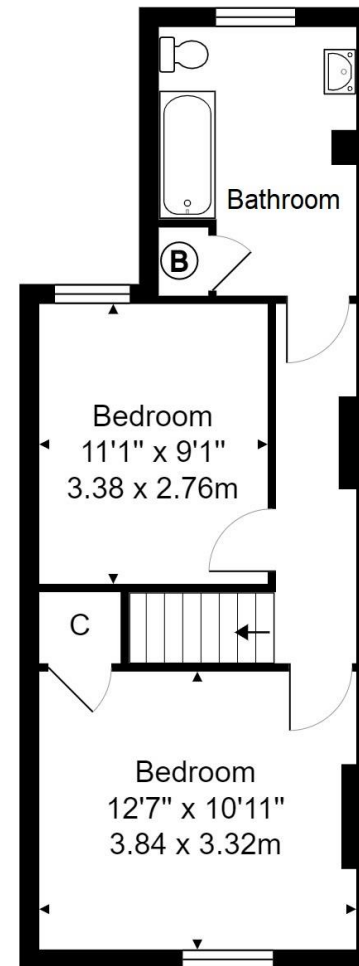
Approx. Gross Internal Area
813 ft² ... 75.5 m²



Ground Floor



First Floor



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 or tenant. 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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