

56 ALBION ROAD

TUNBRIDGE WELLS, TN1 2PF



KINGS ESTATES

PROFESSIONALS IN PROPERTY



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Kings Estates are pleased to offer this beautifully presented three-bedroom semi-detached period home, situated in the sought-after St. James area of Tunbridge Wells.

Offering immaculately presented accommodation over two floors and a delightful rear garden, this property is perfect for families or professionals seeking stylish and comfortable living in the town centre.

- Beautifully presented three-bedroom semi-detached period home
- Sought-after St. James location in Tunbridge Wells
- Open-plan kitchen/diner with patio doors to the rear garden
- Stylish sitting room with plantation shutters and feature fireplace
- Modern family bathroom with drench shower and niche storage
- Well-maintained rear garden with patio and artificial grass
- Convenient downstairs cloakroom and ample storage throughout
- Close to shops, cafes and restaurants
- Under 1 mile of Tunbridge Wells train station
- Under 0.5 miles of Grosvenor & Hilbert Park

EPC Rating: D





THE PROPERTY

Kings Estates are pleased to offer this beautifully presented three-bedroom semi-detached period home, situated in the sought-after St. James area of Tunbridge Wells. Offering immaculately presented accommodation over two floors and a delightful rear garden, this property is perfect for families or professionals seeking stylish and comfortable living in the town centre. The property features a welcoming entrance hall with space for coats, leading to a bright and spacious sitting room with plantation shutters and a feature fireplace. There is also a convenient cloakroom with a side aspect frosted window, tiled floor, wall-mounted wash hand basin with mixer tap, tiled splashback, and low-level WC.

The heart of the home is the stunning open-plan kitchen/dining room, complete with patio doors opening to the garden. The modern gloss handle-less kitchen boasts slimline quartz worktops with matching upstands, an inset 1 & 1/2 bowl sink with mixer tap and hose attachment, and a range of wall and base units with soft-close drawers. Appliances include a large electric oven with a matching extractor hood, a washing machine, and a large freestanding fridge/freezer. Two spacious under-stairs storage cupboards provide excellent additional storage.

Upstairs, the master bedroom enjoys a front aspect window with plantation shutters and built-in sliding glass-fronted wardrobes. The second bedroom benefits from a rear aspect window and a charming feature fireplace, while the third bedroom also has a view of the garden. The stylish family bathroom is a dual-aspect room with frosted windows, a bath with an overhead drench shower and hand attachment, a vanity unit-mounted wash hand basin with mixer tap, a low-level WC, white metro tiled walls, a chrome heated ladder-style towel rail, and niche storage.

The beautifully designed rear garden features a sandstone patio area, perfect for outdoor dining and entertaining. There is also an artificial grass area with raised bed borders, providing a low-maintenance yet attractive outdoor space.

ST JAMES

The property is located in the popular St. James's area of Royal Tunbridge Wells. Tunbridge Wells is the only spa town in the Southeast of England, with elegant architecture and a variety of cultural, entertainment and shopping attractions, including the historic Pantiles, known for its charming Georgian colonnade, summer Jazz festivals, regular food and craft markets and Chalybeate Spring; there are two theatres locally, an abundance of cafés and restaurants and a mixture of national multiple retailers and independent shops.

Amenities: The house is located close to very good amenities in an enviable position in Tunbridge Wells, just 0.2 miles from Royal Victoria Place shopping centre. Royal Victoria Place features a 3 floor Fenwick's department store, a 2 floor Marks and Spencer and around 110 other stores. For post retail shopping the centre contains over 20 different places to eat and drink and also in the local area is the pantiles, which offers traditional pubs to stylish restaurants including The Ivy. Throughout the year there are a number of events including the food festival, as well as Jazz on the Pantiles from May through to September.

Recreational Amenities: Grosvenor & Hilbert Park, Dunorlan and Grosvenor Parks, Calverley Grounds, the Assembly Hall Theatre, Nevill Golf Club and St Johns Sports Centre offer an abundance of leisure facilities.

State and Private Schools: There are many highly-regarded schools in the vicinity, including Skinners, TWGGS, TWGSB, Bennett Memorial Diocesan and St Gregory's secondaries and the popular St James Primary School and Rose Hill and Holmewood House Preparatory Schools are also close by.

Mainline Rail: Tunbridge Wells (about 0.7 miles) with fast and frequent services to London Charing Cross (via London Bridge and Waterloo East) and Cannon Street with journey times from 50 minutes.

Communications: The A26 joins the A21 just North of the town, linking through to the M25 (junction 5) London orbital motorway, and thereby to the national motorway network, and to the South coast. Gatwick Airport is about 23 miles to the West, accessible via the motorway or via the A264.

OTHER INFORMATION

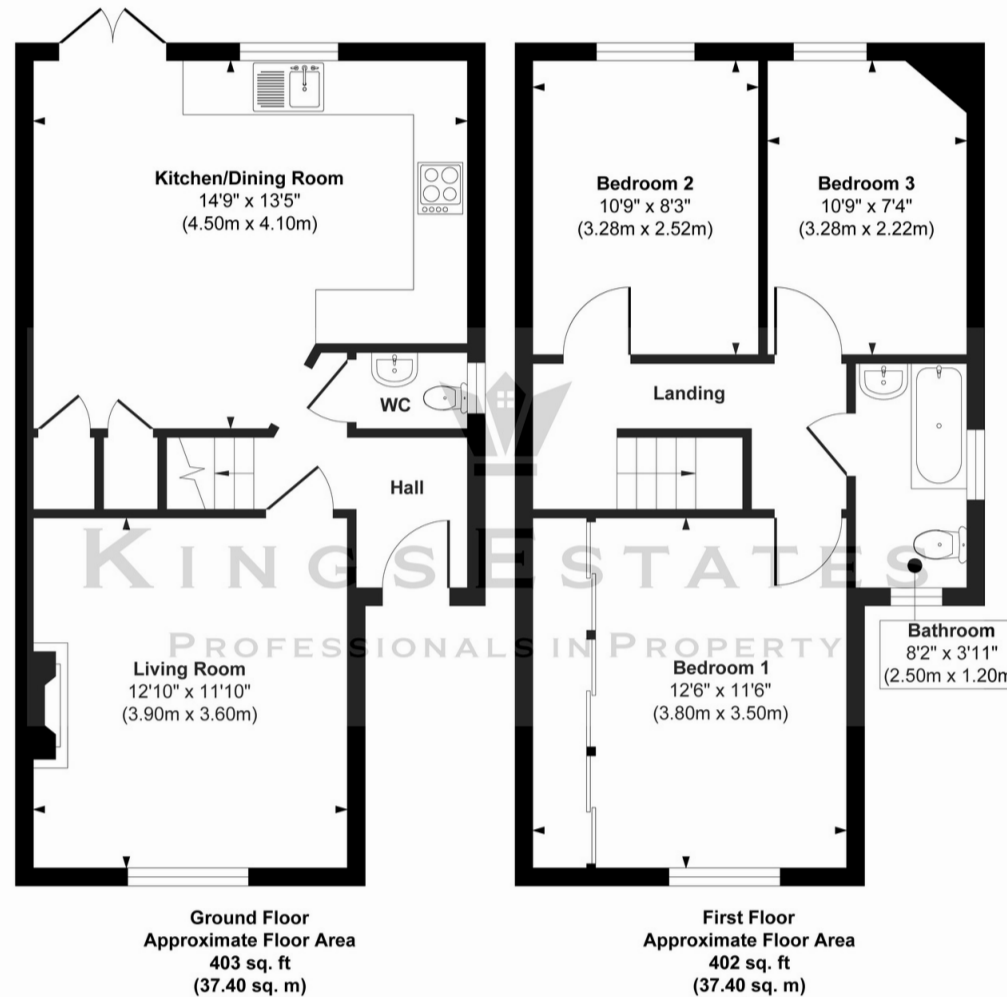
COUNCIL TAX BAND - C -
(Tunbridge Wells Borough Council)
EPC - D
TENURE - Freehold

We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Kings Estates (the agent) has not tested any apparatus, equipment, fixtures and fittings or services and therefore cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their own solicitor or surveyor. References to the tenure of a property are based on information supplied by the vendor. Kings Estates has not had sight of the title documents. Items shown in photographs are NOT included unless specifically mentioned within the written sales particulars. They may however be available by separate negotiation, please ask us at Kings Estates. We kindly ask that all buyers check the availability of any property of ours and make an appointment to view with one of our team before embarking on any journey to see a property.





Approx. Gross Internal Floor Area 805 sq. ft / 74.80 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

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