

FLAT 6 BURNSIDE COURT

TUNBRIDGE WELLS TN2 3GX



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Luxurious 3-bedroom penthouse in exclusive gated development. Private lift access, treetop views, balcony, undercroft parking for 2 cars. Tranquil, convenient location near High Brooms Station.

- Entire Top Floor Penthouse Apartment in Gated Development
- Private Lift with Direct Secure Access into the Apartment itself
- Three Bright and Spacious Bedrooms
- Stylish Kitchen/Diner with Quartz Worktops and Integrated Appliances, Separate Utility Room
- Elegant Sitting Room Opening onto Private Balcony
- Two Bath / Shower Rooms with Metro Style Tiling (One Ensuite)
- Two Allocated Undercroft Parking Spaces
- Secluded Woodland Setting with Far-Reaching Views
- Access to Communal Woodland Gardens
- Convenient Location Close to High Brooms Station and Town Amenities

Energy Efficiency Rating: B



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THE PROPERTY

Approximate Gross Internal Area: 1301 Sq Ft / 120.9 Sq M

A luxurious and secluded three-bedroom penthouse occupying the entire top floor of an exclusive gated development of just six apartments, boasting private lift access, treetop views, a balcony, and undercroft parking, all within easy reach of High Brooms Station and local amenities. Tucked away in an exclusive gated development of only six apartments, this exceptional three-bedroom penthouse offers a rare opportunity to own an entire top floor residence with a unique blend of luxury, privacy, and tranquillity.

Set amongst mature trees, the property enjoys a secluded, elevated position with far-reaching views and a peaceful ambiance, perfect for those seeking a refined yet convenient lifestyle.

Constructed in 2016, the apartment is accessed either by stairs or directly via a secure, coded lift which opens straight into the spacious entrance hall, creating a grand sense of arrival.

Inside, the generous accommodation is beautifully presented with quality finishes and thoughtful design throughout. The elegant sitting room features wood-effect flooring and French doors opening onto a private balcony where you can enjoy leafy treetop views and fresh air in total privacy. The stylish kitchen/dining room is fitted with sleek high gloss granite grey cabinetry, quartz worktops, and integrated appliances including a fridge/freezer, dishwasher, oven, and hob.

Light-filled and functional, this space is ideal for both entertaining and everyday living. The adjacent utility room adds convenience, offering further space for laundry and storage.

The stylish kitchen/dining room is fitted with sleek high gloss granite grey cabinetry, quartz worktops, and integrated appliances including a fridge/freezer, dishwasher, oven, and hob. Light-filled and functional, this space is ideal for both entertaining and everyday living. The adjacent utility room adds convenience, offering further space for laundry and storage.

The penthouse boasts three well-proportioned bedrooms, all flooded with natural light and enjoying pleasant outlooks.

The principal bedroom features an ensuite shower room with rainfall shower, modern metro tiling, and chrome fittings, while the family bathroom is equally well appointed with a white suite, bath, and metro tiling. Additional benefits include double glazing, gas central heating, fitted blinds to many windows, and ample storage throughout.

Outside, the development is approached through electronically operated gates leading to two allocated undercroft parking spaces, ensuring both security and convenience. Residents also enjoy access to a tranquil communal woodland, enhancing the serene feel of this hidden gem.

Despite its peaceful setting, the property is ideally located just 0.5 miles from High Brooms Station, offering frequent rail services to central London, and provides easy access to the A21 and surrounding road network. Nearby amenities include local shops, parks, and schools, with Tunbridge Wells town centre just over a mile away, offering an array of retail, dining, and leisure options.

THE LOCATION

Burnside Court is discreetly positioned just off Sandhurst Road in the sought-after TN2 area of Tunbridge Wells. This exclusive gated development enjoys a peaceful setting surrounded by mature trees, offering a wonderful sense of seclusion while remaining exceptionally well connected.

This penthouse apartment is ideally situated for commuters, with High Brooms mainline station less than half a mile away, providing regular services to London Bridge, Cannon Street, and Charing Cross in under an hour. The nearby Pembury Road offers swift access to the A21, making travel to the M25 and beyond easy and efficient.

Local everyday amenities can be found at nearby Silverdale and Liptraps Lane, while the vibrant town centre is just over a mile away. Here, residents can enjoy the Royal Victoria Place shopping centre, an excellent mix of independent shops, cafés, restaurants, and the historic charm of The Pantiles.

One of the standout lifestyle benefits of this location is its close proximity to Dunorlan Park, just under a mile away. This award-winning park is one of Tunbridge Wells' most loved green spaces, offering beautifully landscaped gardens, a boating lake, café, and sweeping views across the Weald—ideal for weekend walks, picnics, or a peaceful morning coffee.

In addition, the recently refurbished Grosvenor and Hilbert Park is nearby, offering medieval woodland, sports facilities, a community café and orchard.

For larger-scale retail needs, North Farm Retail Park is just a short drive away with supermarkets and national retailers.

Families are well catered for with a selection of highly regarded schools in both the state and independent sectors. Altogether, this is a prime location offering convenience, tranquillity, and access to some of the very best that Tunbridge Wells has to offer.

OTHER INFORMATION

Council Tax Band: F - Tunbridge Wells Borough Council

Tenure: Share of Freehold

Length of Lease: 999 years from 1st January 2017, approximately 991 years unexpired

Annual Ground Rent: Nil

Ground Rent Review Period: N/A

Annual Service Charge Amount: TBC. Following the recent collective acquisition of the freehold by the apartment owners, a new management company has been appointed and is currently preparing a suitable service charge budget.

Service Charge Review Period: Annually

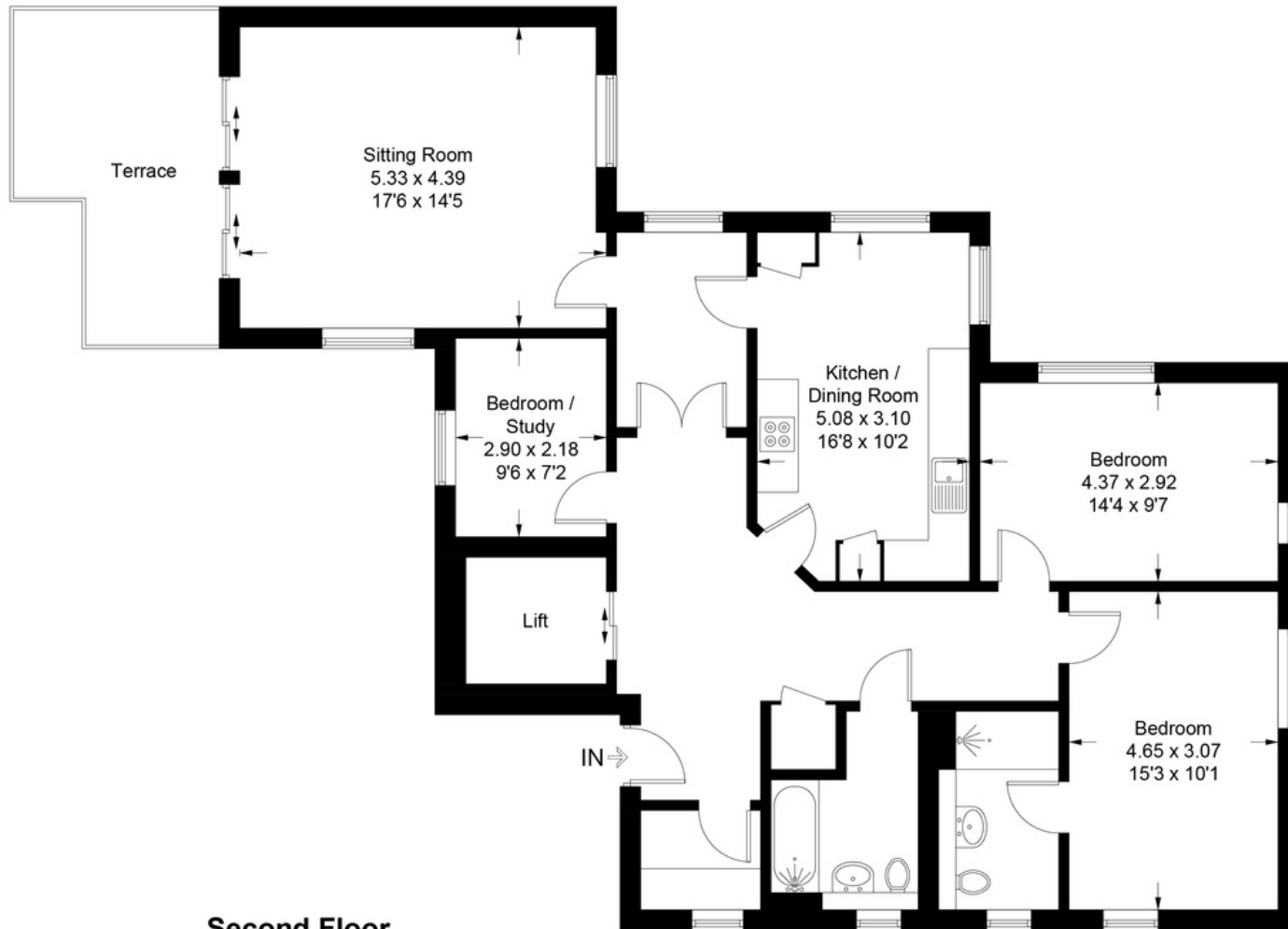
We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures/information prior to an exchange of contracts.

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.



Approximate Gross Internal Area = 120.9 sq m / 1301 sq ft
(Including Lift)



Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1204360)

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