

HOLLY DENE

39 BROADWATER DOWN, TUNBRIDGE WELLS, TN2 5NU



KINGS ESTATES

PROFESSIONALS IN PROPERTY



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Kings Estates are pleased to present this beautifully renovated and unique two bedroom property with a share of freehold, tucked away in a peaceful and sought after setting on Broadwater Down. Set down a private drive on this quiet, tree lined road, the property offers a rare blend of calm surroundings with easy access to the town, station and The Pantiles, making it ideal for modern living in Tunbridge Wells.

- Fully renovated throughout
- Two bedrooms
- Share of freehold
- Generous sitting room
- Modern open plan kitchen dining room
- Downstairs shower room
- Contemporary family bathroom
- Allocated parking space
- Communal gardens
- Peaceful location close to town and station

Energy Efficiency Rating: C



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THE PROPERTY

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The house-like accommodation is set over two floors, which is well balanced and thoughtfully arranged. On the ground floor there is a generous sitting room, perfect for relaxing or entertaining, alongside a stylish open plan kitchen and dining space that has been fully modernised and feels bright and sociable.

A downstairs shower room adds practicality, while upstairs you will find two well proportioned bedrooms served by a contemporary family bathroom, all finished to a high standard following full renovation.

Externally, the property benefits from a shared garden, providing a lovely outdoor space to enjoy, along with an allocated parking space which is a real advantage so close to the town centre.

The location is particularly appealing, with Hargate Forest just a short walk away for dog owners and walkers, and the mainline station offering fast connections to London Bridge, Waterloo East, Charing Cross and Cannon Street in under an hour. Whether you are a first time buyer, downsizer or investor, this is a unique home that genuinely needs to be seen.

OTHER INFORMATION

COUNCIL TAX BAND - C
Tunbridge Wells Borough Council
TENURE – Share of Freehold
LENGTH OF LEASE - TBC
ANNUAL GROUND RENT – N/A
GROUND RENT REVIEW PERIOD – N/A
ANNUAL SERVICE CHARGE AMOUNT - £840
SERVICE CHARGE REVIEW PERIOD - TBC

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

SOUTHBOROUGH

Broadwater is situated on the southwest side of town, just over a mile (on foot) of the train station, and close to Sainsbury's supermarket, the High Street, with its collection of boutiques, cafés, deli's and restaurants and the historic Pantiles, known for its charming Georgian colonnade, further independent shops, Public houses, restaurants, art galleries, summer Jazz festivals, regular food and craft and food markets and the Chalybeate Spring."TN2", a popular local store and off-licence, can be found on Frant Road, next door to The Bull pub. Tunbridge Wells town centre also offers a wide range of well known retailers, two theatres, pubs, cafés and restaurants, and the Royal Victoria Place shopping centre.

The town is ideally placed for enjoyment of the Kent and East Sussex countryside, being an Area of Outstanding National Beauty and is known for its many public parks and open spaces including Calverley and Dunorlan Parks and The Tunbridge Wells Common. The Woodland Trust's Hargate Forest, with its network of walking trails, can be accessed directly from Broadwater Down and Broadwater Forest is also nearby. The house is within convenient reach of cricket and tennis facilities at the Nevill grounds off Warwick Park and the renowned Nevill Golf Club is also nearby.

Tunbridge Wells station offers regular commuter services to London Charing Cross and Cannon Street (via London Bridge and Waterloo East).

The Centaur Commuter Coach service also has a number of stops along Broadwater Down.

There are many highly-regarded schools in the vicinity, including Skinners, TWGGS, TWGSB, Bennett Memorial Diocesan and St Gregory's secondaries and St Mark's C of E Primary School & Broadwater Down Primary School School. Further preparatory schools include The Mead School (on Frant Road), Rose Hill and in Langton Green Holmewood House.

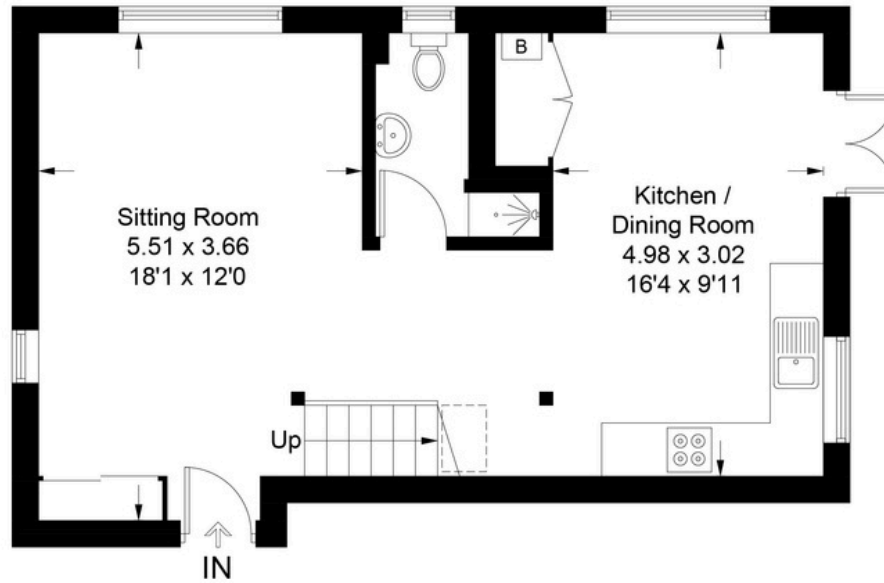
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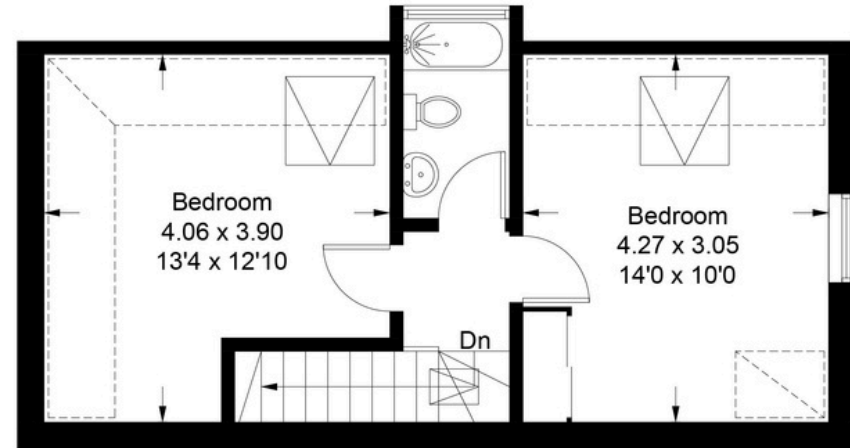


Approximate Gross Internal Area = 83.0 sq m / 893 sq ft

 = Reduced headroom below 1.5m / 5'0



Ground Floor



First 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. (ID1267853)

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