



KINGS ESTATES

PROFESSIONALS IN PROPERTY

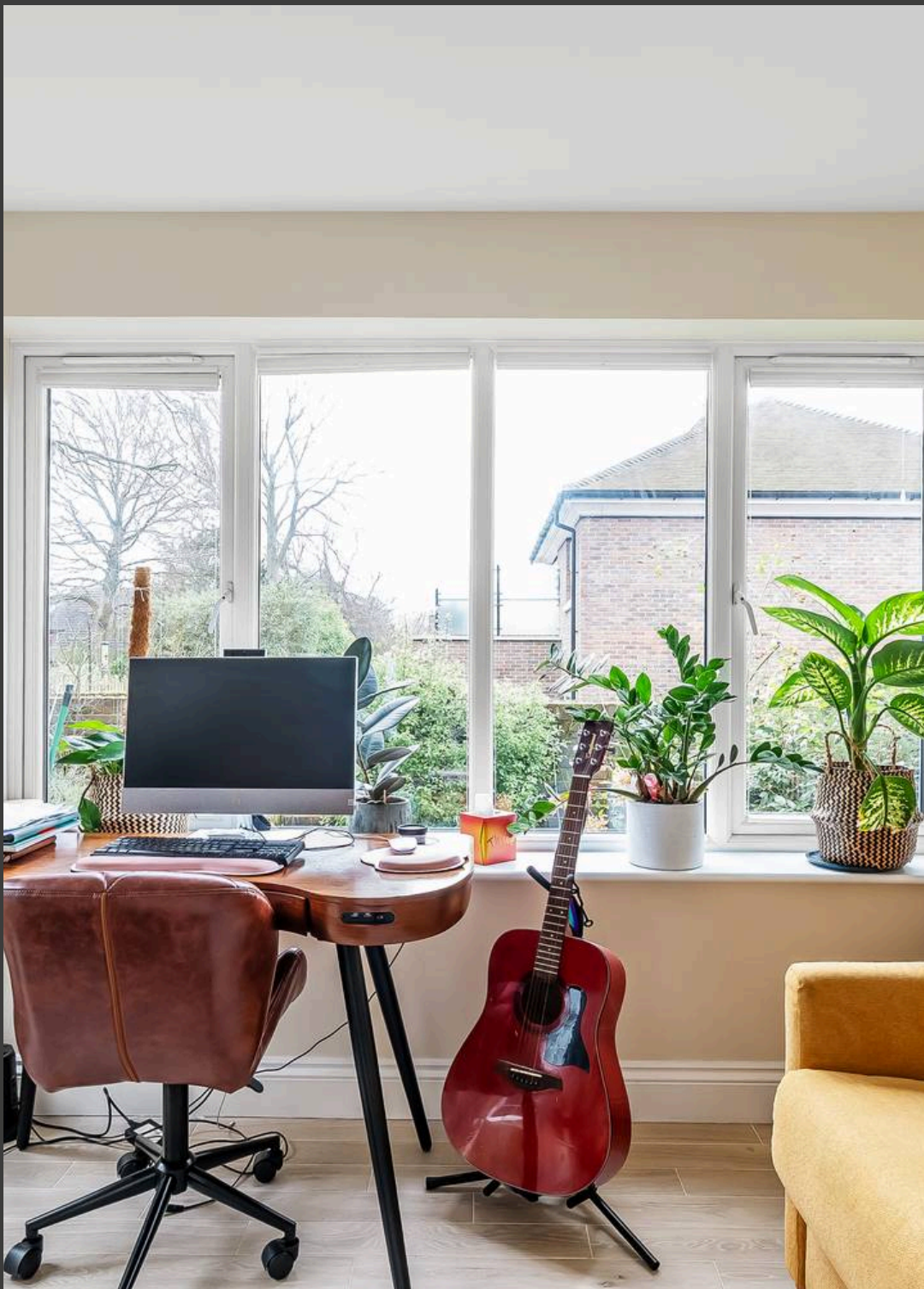


2 Redcliffe Place, Tunbridge Wells

Tunbridge Wells

Guide Price £700,000





2 Redcliffe Place

Tunbridge Wells, Tunbridge Wells

Kings Estates are pleased to present a three-bedroom townhouse, built five years ago by Beechcroft Homes, in central Tunbridge Wells with high-spec interiors, underfloor heating, private balcony, courtyard garden, and parking
Council Tax band: E

Tenure: Freehold

- Properties at Redcliffe Place suit professional occupiers or downsizers as residents must be aged 18+
- Three-bedroom townhouse built by Beechcroft Homes
- Recently constructed five years ago with balance of NHBC guarantee
- Allocated parking and additional visitors parking
- Underfloor heating
- Principal bedroom with en-suite shower room and private balcony
- Versatile garden/study room with French doors to rear
- Open-plan contemporary kitchen/dining area
- Conveniently located within walking distance of Tunbridge Wells station, local shops, cafés, the historic Pantiles, and supermarkets
- Close to extensive recreational facilities, public parks, open countryside, and highly regarded schools

Kings Estates are pleased to present this beautifully appointed three-bedroom townhouse, built five years ago by Beechcroft Homes, perfectly positioned on the southerly side of Tunbridge Wells town centre. Properties at Redcliffe Place lend themselves traditionally toward professional occupiers or downsizers, most especially because all permanent residents are required to be aged 18 years or above.

The property benefits from a balance of the NHBC guarantee and has been finished to the highest standards throughout. Elegantly designed for modern living, the ground floor offers a welcoming entrance hallway leading to a spacious lounge, seamlessly flowing into a contemporary open-plan kitchen and dining area.

Beyond, a versatile garden room provides the perfect space for a home office, study, or additional living area, all enhanced by underfloor heating across both floors.

Upstairs, the property features three well-proportioned bedrooms and a family bathroom, with the principal bedroom enjoying a private en-suite shower room and a charming balcony overlooking the courtyard.

Every detail has been considered, from the stylish fittings and integrated Bosch appliances in the kitchen to the well-planned storage solutions, including loft access and fitted wardrobes.

Externally, the townhouse is complemented by a well-maintained courtyard garden, offering both paved and lawned areas with mature shrub and rose plantings.

The property enjoys both allocated and visitors parking providing convenience alongside the tranquil surroundings.

Located within walking distance of the Pantiles, Old High Street, and central Tunbridge Wells, residents can enjoy the town's finest restaurants, independent shops, and open countryside, with excellent transport links to London and the South Coast.

OTHER INFORMATION

COUNCIL TAX BAND - E (Tunbridge Wells Borough Council)

TENURE - Freehold

ANNUAL ESTATE CHARGE - £4,057.98

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

Agent Note: Properties at Redcliffe Place lend themselves traditionally toward professional occupiers or downsizers, most especially because all permanent residents are required to be aged 18 years or above.

BROADWATER

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.







Scan to view the
full property
details online



Kings Estates

5 Mount Pleasant Road, Tunbridge Wells - TN1 1NT

01892 533367

hello@kings-estates.co.uk

www.kings-estates.co.uk/



KINGS ESTATES

PROFESSIONALS IN PROPERTY