



KINGS ESTATES
PROFESSIONALS IN PROPERTY



3 St. Peters Street

Tunbridge Wells, Tunbridge Wells

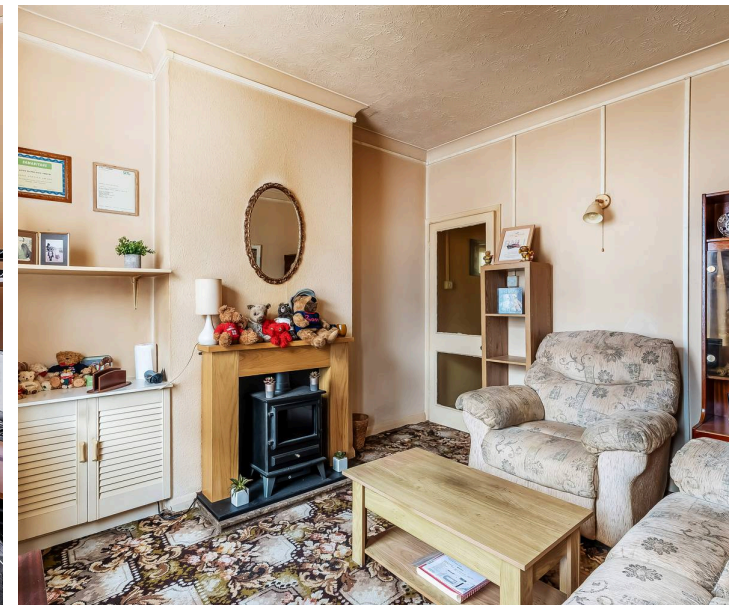
Kings Estates are pleased to present this two-bedroom home in the St Peters area of Tunbridge Wells, requiring full refurbishment throughout and offering excellent potential to create a bespoke property.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Two bedroom home in need of full refurbishment
- Fantastic opportunity for buyers seeking a project
- Located in the popular St Peters area of Tunbridge Wells
- Sitting room to the front of the property
- Separate dining room
- Kitchen with door and windows to the rear garden
- Two first floor bedrooms
- Built in wardrobe to principal bedroom
- Rear aspect bathroom with bath, WC and basin
- Private courtyard garden with potential to enhance





Kings Estates are pleased to present this two-bedroom home in the highly sought-after St Peters area of Tunbridge Wells, offering a rare opportunity for complete refurbishment. Requiring full modernisation throughout, this property presents a true blank canvas for buyers looking to undertake a comprehensive project and create a home entirely to their own specification and style.

The accommodation is arranged over two floors, with the ground floor comprising a sitting room to the front and a separate dining room overlooking the garden, creating a natural flow between living and entertaining spaces. The kitchen is positioned to the rear and enjoys two windows and a door leading out to the garden, fitted with a range of wall and base units and a sink, offering a solid foundation for modernisation.

Upstairs, the first floor provides two bedrooms, with the principal bedroom benefiting from a front aspect window and built-in wardrobe, while the second bedroom enjoys a rear outlook. The bathroom is also positioned to the rear and includes a bath, WC and basin. Externally, the property features a small courtyard garden, offering a private outdoor space with scope for improvement to create a charming low-maintenance retreat.

OTHER INFORMATION

COUNCIL TAX BAND - C (Tunbridge Wells Borough Council)

TENURE - Freehold

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

ST PETERS

The Popular St Peter's area is situated on the South-East side of Royal Tunbridge Wells, immersed in the countryside yet minutes from everyday conveniences. Nearby, Hawkenbury the picturesque village has a local post office, convenience store, butchers, and numerous sports and leisure facilities.

Just over half a mile is Tunbridge Wells town centre, which 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, 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: Within Hawkenbury there is a local village store and the popular and well-renowned Fullers Butcher and The Lyle restaurant. The impressive, award-winning Bluewater Shopping Centre is only 26 miles away and if you want to escape to the coast, then the lovely seaside towns can be reached comfortably in under an hour by car.

Recreational Amenities: Close by are Hawkenbury and Dunorlan Parks and all the recreational amenities they have to offer, including children's play areas, tennis courts, a boating lake, and astroturf pitches for hockey and football. Other recreational amenities nearby include Grosvenor Park, Calverley Grounds, the Assembly Hall Theatre, Nevill Golf Club, Tunbridge Wells Cricket and Tennis Club and St Johns Sports Centre which offers an abundance of leisure facilities.

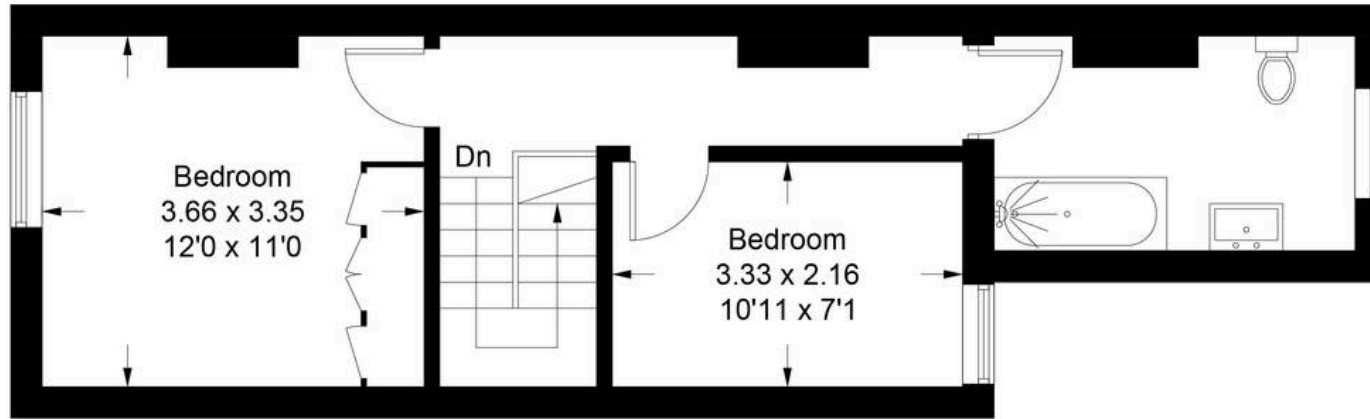
State and Private Schools: There are many highly regarded schools in the vicinity, including St Peter CEP Primary School and Skinners, TWGGS, TWGSB, Bennett Memorial Diocesan and St Gregory's secondary schools.

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

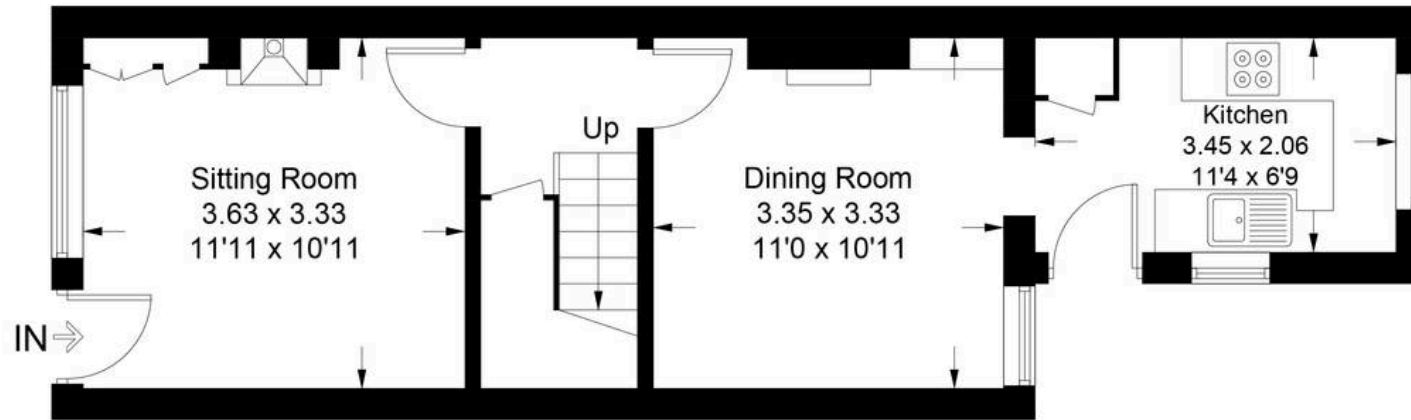
Communications: The A26 joins the A21 just North of the town, linking through to the M25 (junction 5) London orbital motorway, and thereby to the national motorway network, and to the South coast. Gatwick Airport is about 23 miles to the West, accessible via the motorway or via the A264.



Approximate Gross Internal Area = 74.6 sq m / 803 sq ft



First Floor



Ground 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. (ID1288789)

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