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Flat 1, 90 Grove Hill Road

Tunbridge Wells, TN1 1ST

Beautifully proportioned rooms, original period details and a private south-facing garden make this elegant two-bedroom apartment an inviting home in a sought-after central Tunbridge Wells location. High ceilings and large sash windows create a wonderful sense of light and space, enhancing its character and charm. The sale includes the freehold of the building, while its position on the edge of the Village area, adjacent to Calverley Park, places the mainline station, High Street and historic Pantiles within easy walking distance.

- Elegant Two-Bedroom Period Apartment
- Private South-Facing Garden
- Freehold Of The Building Included
- Generous 16ft Principal Bedroom With Bespoke Storage
- Impressive 17ft Sitting Room With Wood Burner
- Shaker-Style Kitchen With Quartz Worktops And Roof Lantern
- Sociable Open-Plan Living And Dining Space
- Easy Walk To The Mainline Station, High Street And Pantiles
- Close to Claremont Primary School
- Offered With No Onward Chain





The entrance door opens from the communal hallway into a welcoming hall, with a built-in cupboard providing useful storage.

To the front, the impressive 16ft principal bedroom is currently arranged as a guest bedroom and home office. A large multi-paned window and glazed double doors with original shutters fill the room with natural light, while an ornate ceiling rose and wood flooring reflect the apartment's period character. Bespoke fitted storage complements the generous proportions, creating a room that is both elegant and practical.

At the heart of the apartment, the spacious 17ft sitting room provides an inviting setting for entertaining and relaxed evenings at home. A fireplace with a wood burner forms an attractive focal point, complemented by wood flooring and a wall-mounted air conditioning unit. The open-plan connection to the kitchen and dining room gives the living accommodation an easy, sociable flow.

The kitchen and dining room is particularly light, with a roof lantern, multi-paned windows and glazed double doors opening onto the private south-facing garden. An extensive range of light grey Shaker-style cabinetry is finished with quartz worktops, incorporating a double-bowl sink and drainer. A five-ring gas hob with an extractor above is accompanied by an integrated electric oven, dishwasher, fridge freezer and washing machine. Tiled flooring completes this thoughtfully arranged space, with room to enjoy dinner indoors before opening the doors to the garden on warmer evenings.

Double doors lead from the kitchen and dining room into an inner hallway, giving access to the remaining accommodation.

The separate WC includes a wash basin and built-in cupboard.

The shower room features a step-in shower with a fitted glass screen, alongside a vanity basin with cupboard storage beneath and drawer units to either side. Tiled walls and flooring provide a smart finish, while a multi-paned glazed window to the side brings in natural light.

The second bedroom enjoys a lovely connection to the garden, with a multi-paned glazed window and glazed double doors opening directly outside. A large freestanding mirrored wardrobe provides additional storage.

Completing the home is the delightful private south-facing garden, a particularly appealing feature in such a central location. With direct access from both the kitchen and second bedroom, it offers a welcoming space for morning coffee, leisurely lunches and evenings with friends. The apartment is offered with the benefit of no onward chain.

OTHER INFORMATION

COUNCIL TAX BAND - C - Tunbridge Wells Borough Council

GAS BOILER - Installed 7th February 2017

FREEHOLD AND BUILDING MANAGEMENT

The sale of Flat 1 includes the freehold of the building. The owner of Flat 1 currently manage the building and are responsible for organising maintenance.

The seller advises that the current maintenance contribution is £50, with the payment frequency to be confirmed. This amount has remained unchanged for six years, and there is no fixed review schedule currently agreed.

A sinking fund of approximately £9,000 is held towards future building expenditure. The sellers is not aware of any proposed or ongoing major works.

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

THE LOCATION

Grove Hill Road enjoys a desirable position on the edge of Tunbridge Wells' Village area, with elegant period architecture and the town's shops, restaurants and green spaces close at hand. The nearby High Street offers independent boutiques, cafés and places to dine, making it easy to enjoy a morning coffee, browse the shops or meet friends for supper without taking the car.

The historic Pantiles, approximately half a mile away, adds to the appeal with its distinctive colonnade and lively calendar of markets, summer jazz evenings and food and drink events. Together with the surrounding streets, it provides a wonderful setting for leisurely weekends and evenings out.

Green spaces are another attraction of this location, with The Grove and Calverley Grounds nearby. The latter offers ornamental gardens, a café, tennis courts and a children's play area, providing space to unwind within the heart of the town.

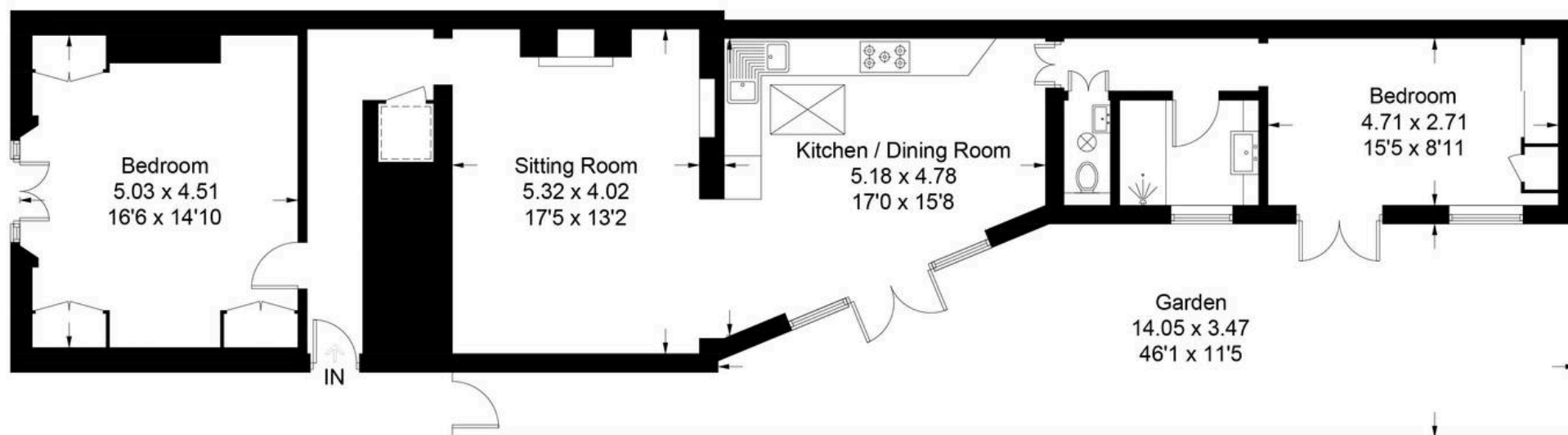
Tunbridge Wells mainline station is approximately 0.3 miles away, making the location particularly convenient for commuters and regular trips to London, with services to London Bridge and Charing Cross.

Claremont Primary School is also close by, approximately 0.1 miles away as the crow flies, adding to the location's appeal for families.



Approximate Gross Internal Area = 101.0 sq m / 1087 sq ft

 = Reduced headroom below 1.5m / 5'0



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. (ID1340110)

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 Kings Estates (the Agent) has not tested any equipment, fixtures, fittings or services and cannot confirm they are in working order or fit for purpose. Buyers should rely on their own solicitor/surveyor. Tenure information is provided by the vendor: title documents have not been inspected. Items shown in photographs are not included unless stated in the written particulars and may be available by separate negotiation. Please confirm availability and book a viewing before travelling.





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