



KINGS ESTATES
PROFESSIONALS IN PROPERTY



16 Rosehill Walk

Tunbridge Wells, TN1 1HL

Combining generous proportions with a peaceful setting close to the heart of Tunbridge Wells, this immaculate three-bedroom duplex maisonette offers an impressive 1,359 sq ft / 126.3 sq m of internal accommodation arranged over two floors. Including the 153 sq ft single garage en bloc. A private entrance and share of the freehold add to its appeal, while the central yet quiet position offers an excellent balance of convenience and value.

Council Tax Band: D

Tenure: Share of Freehold

Energy Efficiency Rating: C

- Immaculate Three-Bedroom Duplex Maisonette
- Generous Accommodation Arranged Over Two Floors - 1359 Sq Ft / 126.3 Sq M
- Quiet, Tucked-Away Town Centre Setting
- West Facing Outlook Across Tunbridge Wells Common
- 22ft x 19ft Reception Room With Sitting And Dining Areas
- Stylish Kitchen/Breakfast Room With Breakfast Bar
- 20ft Principal Bedroom With En-Suite Shower Room
- Private Entrance And Share Of Freehold Tenure
- Garage En Bloc And Well-Stocked Communal Gardens
- Excellent Space And Value In A Central Location





The welcoming entrance hall has oak-effect flooring and useful understairs storage. A stylish kitchen/breakfast room, with selected integrated appliances and a breakfast bar, provides a sociable space for everyday meals. The wonderfully spacious reception room offers ample room for both sitting and dining areas, with sliding doors opening onto a west facing internal balcony. It is a lovely spot to pause and enjoy the outlook across Tunbridge Wells Common.

Upstairs, the impressive principal bedroom benefits from its own en-suite shower room. Two further bedrooms and a family bathroom, fitted with a stylish white suite, complete the accommodation. Gas-fired central heating and double glazing are fitted throughout.

The mainline station is within a few minutes' walk, with direct services to London Charing Cross and London Bridge taking around 50 minutes. The cafés, bars, restaurants and independent shops of the town centre are close at hand, from the historic Pantiles and Old High Street to Royal Victoria Place. Trinity Theatre and the Assembly Hall Theatre offer a varied programme of performances and events, while the Common provides a wonderful nearby setting for walks and time outdoors. The town also offers a wide choice of schools and family leisure facilities.

Well-stocked communal gardens lie to the rear, with a private gate giving access to nearby roads with permit parking and Tunbridge Wells Common. A single garage en bloc and on-street parking to the front complete this appealing home. Viewing is highly recommended to appreciate the generous space and peaceful setting.

Tenure, Charges and Works

The property is held on a share of freehold basis. The freehold is owned by Rosehill Walk Residents' Association and managed by its directors. Each maisonette owner holds a one-eighth share in the freehold and is a director of the association.

The service charge is £450 per quarter.

The vendors have generously indicated that they are willing to agree up to a £10,000 retention from the sale proceeds towards their share of future communal works as listed below:

Roof works – quotation accepted for 50% replacement, taking the works to 100% completion.

Walkway rendering - The vendors describe an issue with some aesthetic rendering rather than structural and that remedial work is in progress.

Party neighbouring wall – being informally monitored with neighbour.

Please call for further information on the above.

The Location

Rosehill Walk enjoys a particularly convenient position in the heart of Tunbridge Wells, yet feels pleasantly tucked away from the bustle of the town centre. The mainline station is only a few minutes' walk away, with direct services to London Bridge and Charing Cross, making the location an excellent choice for commuters.

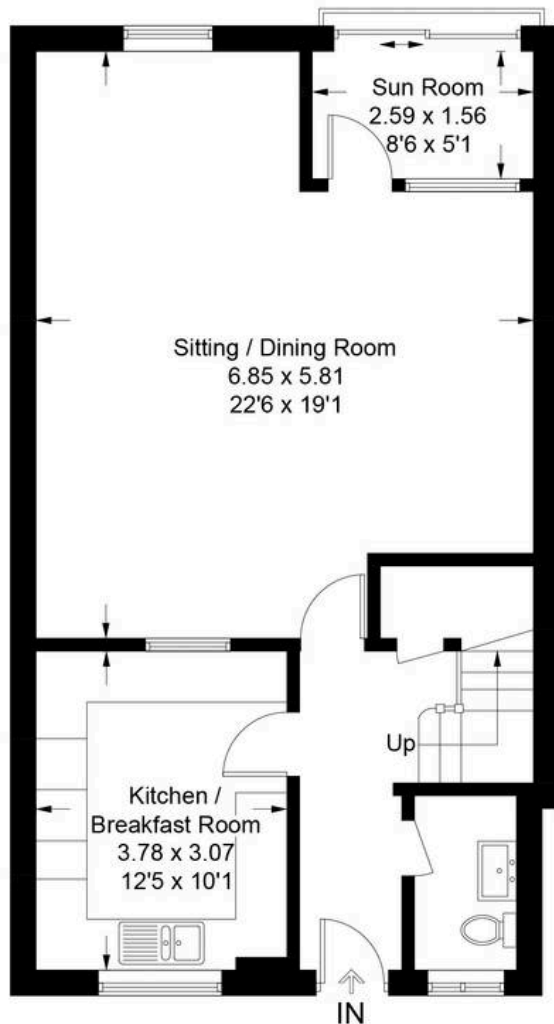
The town's cafés, bars, restaurants and shops are all close at hand. The historic Pantiles and Old High Street offer a distinctive mix of independent shops, cafés and places to eat, while Royal Victoria Place provides a broader choice of high street names. Trinity Theatre and the Assembly Hall Theatre bring a varied programme of live performance, music and events to the town, adding to its appeal beyond the working week.

For time outdoors, Tunbridge Wells Common is nearby, with open space for a stroll or a breath of fresh air. Calverley Grounds, with its lawns, ornamental gardens and café, is also in the town centre, while the landscaped grounds, lake, café and play area at Dunorlan Park offer another attractive destination for a family outing.

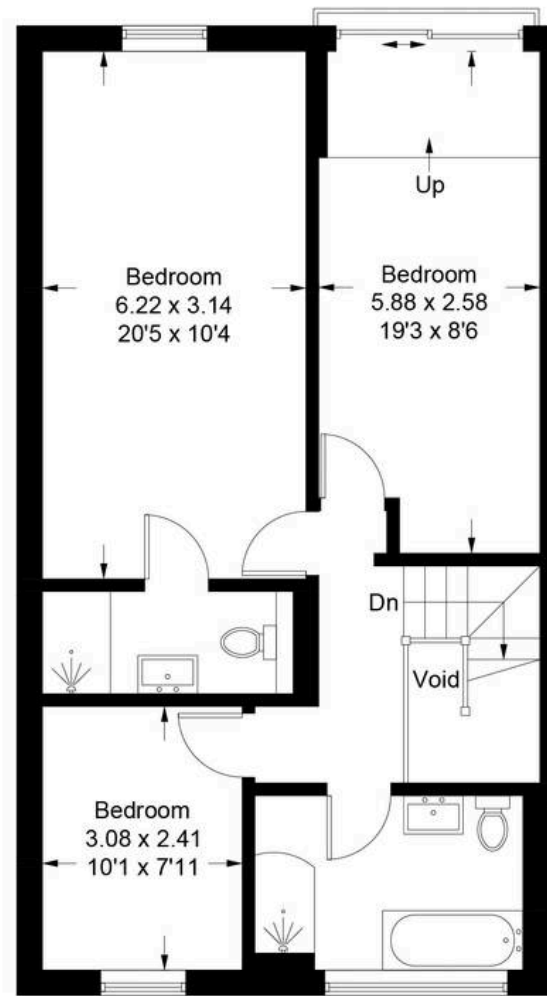
The area is well served by a wide choice of schools and leisure facilities, making it a practical setting for family life as well as an appealing base for professionals. With shops, green spaces, cultural venues and the station all within easy reach, Rosehill Walk offers a rare balance of central convenience and a peaceful residential setting.



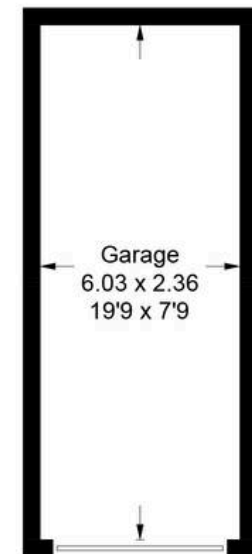
Approximate Gross Internal Area = 126.3 sq m / 1359 sq ft
 Garage = 14.2 sq m / 153 sq ft
 Total = 140.5 sq m / 1512 sq ft
 (Including Void)



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

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. (ID1343714)





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