



**KINGS ESTATES**

PROFESSIONALS IN PROPERTY

89 Clifton Road, Tunbridge Wells, TN2 3AT





## 89 Clifton Road

Tunbridge Wells, Kent, TN2 3AT

Kings Estates are excited to present this beautiful three-bedroom house, located in an ideal location just minutes from High Brooms Station with no onward chain.

Council Tax Band: C

Tenure: Freehold

- Three Bedroom Semi Detached House
- Open Plan Sitting Room / Dining Room
- Modern Kitchen
- Three Bedrooms
- Bathroom with Shower Over Bath
- Double Glazing & Gas Central Heating
- Good Sized Tiered Garden
- Close To Grosvenor & Hilbert Park
- Close to High Brooms Train Station
- No Onward Chain



  
KINGS ESTATES  
PROFESSIONALLY & PROUDLY

## THE PROPERTY

Kings Estates are excited to present this beautiful three-bedroom house, located in an ideal location just minutes from High Brooms Station with no onward chain. This 1960s house boasts well-proportioned rooms and is spread over two floors, making it the perfect family home.

As you approach the property, the front garden with mature shrubs immediately catches the eye, adding to the property's kerbside appeal. Once inside, you are greeted by an entrance hallway that leads to a spacious open-plan sitting/dining room and a separate, well-appointed kitchen. The kitchen also features a back door that takes you out to the lower paved area of the garden and steps leading to the further patios and shrubs on the terraced areas.

On the first floor of the house, there are three bedrooms, all of which are a good size with large double glazed windows that let in plenty of light, making the rooms bright and airy. The bathroom is also located on this floor and comprises of a white bath suite, storage cupboard and chrome towel rail.

This house offers the new buyer the opportunity to move in and relax in a neutrally decorated home whilst taking their time adding their own stamp.

## 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.

## CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Kings Estates (the agent) has not tested any apparatus, equipment, fixtures and fittings or services and therefore cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their own solicitor or surveyor. References to the tenure of a property are based on information supplied by the vendor. Kings Estates has not had sight of the title documents. Items shown in photographs are NOT included unless specifically mentioned within the written sales particulars. They may however be available by separate negotiation, please ask us at Kings Estates. We kindly ask that all buyers check the availability of any property of ours and make an appointment to view with one of our team before embarking on any journey to see a property.

## THE LOCATION

High Brooms is a lovely community with plenty of local amenities situated between the vibrant spa town of Tunbridge Wells, Southborough and the convenient market town of Tonbridge.

Tunbridge Wells 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: High Brooms is located nearby to a number of local shops and also close to North Farm Industrial Park which has an Odeon Cinema, Nuffield Health & Fitness, Asda and M&S supermarkets. Nearby in the St Johns area there a number of "mini-supermarkets available, such as Sainsbury's Local, M&S Food and Waitrose, cafés, bars and restaurants, hairdressers and a good variety of local independent shops. 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.

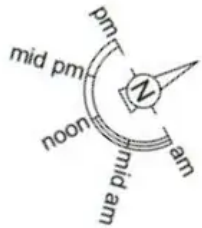
Recreational Amenities: Recreational amenities such as Grosvenor & Hilbert Park, Dunorlan Park, Calverley Grounds, the Assembly Hall Theatre, Nevill Golf Club and St Johns Sports Centre offer an abundance of leisure facilities.

State and Private Schools: There are many highly-regarded schools in the vicinity, including, Temple Grove Academy, St Matthews Primary School, Skinners, TWGGS, TWGSB, Bennett Memorial Diocesan and St Gregory's secondaries all within a mile of the property.

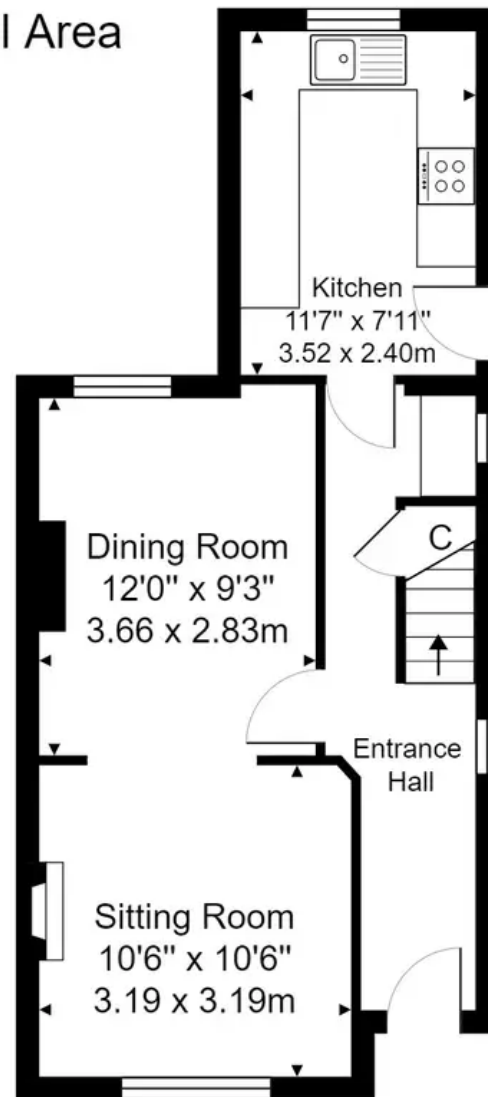
Mainline rail: High Brooms is extremely close and Tunbridge Wells (about 2.1 miles), with fast and frequent services to London Charing Cross (via London Bridge and Waterloo East) and Cannon Street with journey times from 50 minutes.

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.

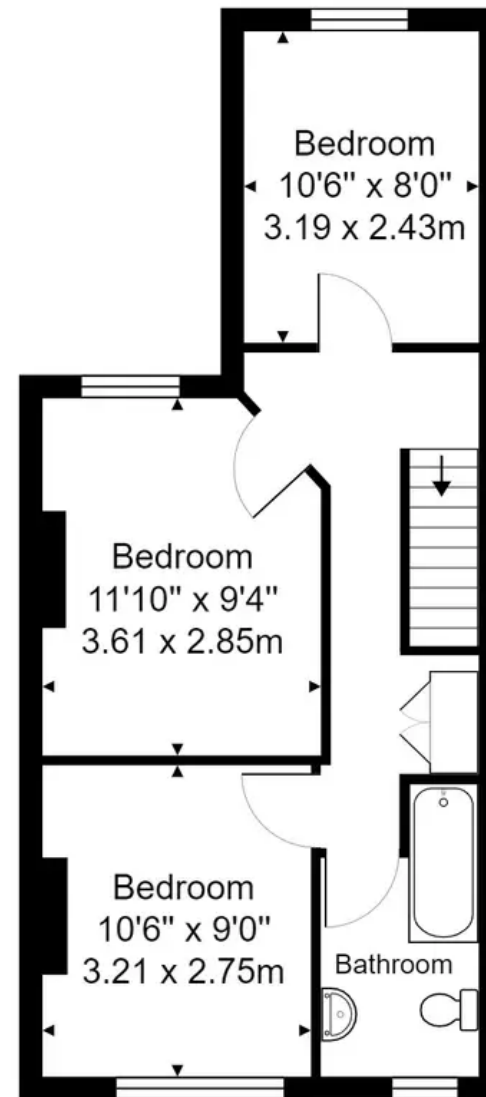
Approx. Gross Internal Area  
853 ft<sup>2</sup> ... 79.3 m<sup>2</sup>



**Ground Floor**



**First Floor**



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





Scan to view the  
full property  
details online



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