



Lime Hill Road, Tunbridge Wells, Kent



 **KMJProperty**  
Your local independent Estate Agent

- 2 Double Bedrooms
- Maisonette
- Central Tunbridge Wells Location
- Modern Kitchen/Diner
- Over 2 Levels
- 0.8 miles from MLS

Nestled in the vibrant heart of Tunbridge Wells is this remarkable 2-bedroom maisonette that oozes modern living. This beautifully presented property, situated on Lime Hill Road, invites you into a world of contemporary comfort, flooded with natural light and carefully designed for the ultimate lifestyle.

This maisonette boasts its own private entrance, offering a sense of exclusivity and convenience, leading to a hallway.

Step into a bright and airy open-plan living space where the boundaries between living, dining, and culinary excellence are gracefully blurred. The modern kitchen seamlessly integrates into the inviting living and dining areas. Here, you can entertain guests, enjoy meals, or simply relax while basking in the abundance of natural light. The lounge area is further enhanced by a charming bay window, providing a cozy nook for relaxation. Also on the ground floor, off the hallway you'll discover a well-placed w.c.

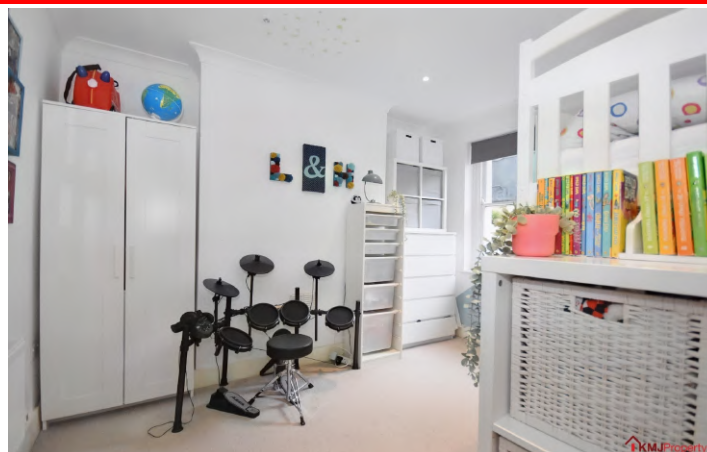
Descend the stairs to find two double bedrooms that are both bright and airy. The large windows flood the rooms with natural light, creating a serene atmosphere that makes for a perfect retreat at the end of the day. Completing the lower level is a beautifully appointed family bathroom, with all the modern fixtures and fittings you need for your daily routine.

This property provides small outdoor storage area's that are perfect for bicycles and other items, ensuring your internal space remains uncluttered.

Located just a few footsteps from Tunbridge Wells town centre, you'll have all the amenities, shops, restaurants, and entertainment options at your doorstep. The central location makes it easy to explore the town's vibrant culture and enjoy its various attractions. Tunbridge Wells is home to some of the most credible primary and secondary schools in the area, Tunbridge Wells Station is also just 0.8 miles from the property.

*Please Note: "We have been made aware that the basement has flooded in the past, the vendor has paperwork from Southern Water confirming that the issue has been sorted (they've fitted non-return drains) and it has not flooded in the last 7 years (approx) since the work was done".*

**MORE PROPERTIES REQUIRED IN ALL AREAS**





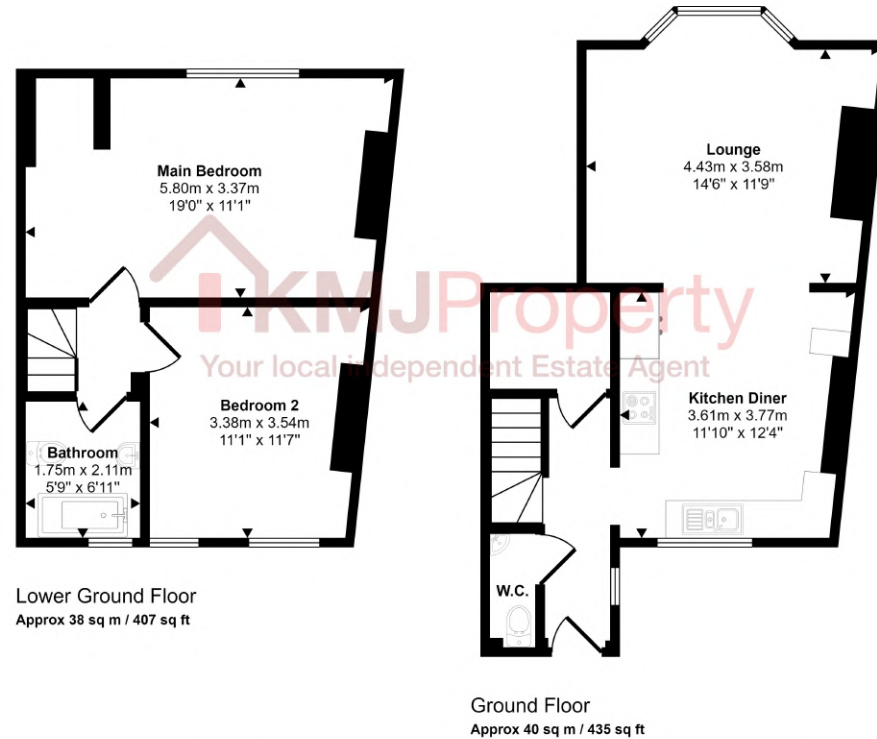
## Notes

With our office on your right proceed up the High Sreet, then turn right onto Coach Rd then left onto Langton Rd. At the Bishops Down Roundabout, take the 1st exit onto Bishops Down/A264 then continue to follow A264, turn right onto Church Rd/A264 and then left onto London Road/a26 . Continue on this road and then turn right onto Mount Ephraim Rd, this then turns into Lime Hill Road, proceed, round the bend and the property will be on your left.

Council Tax: B

Tenure: Share Of FreeHold

Approx Gross Internal Area  
78 sq m / 842 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

**AGENT NOTE:** KMJ Property, their clients and any joint agents give notice that: They have no authority to make or give any representations or warranties in relation to the property. Any statements on which a purchaser wishes to rely must be checked through their Solicitors or Conveyancers. These Particulars do not form part of any offer or contract and must be independently verified. The text, photographs and floor plans are for guidance only and are not necessarily comprehensive, please also note that not everything in the photographs may be included in the sale. It should not be assumed that the property has necessary planning, Building Regulations or other consents. We have not tested any appliances, services, facilities or equipment and Purchasers must satisfy themselves as to their adequacy and condition. We have not investigated the Title, or the existence of any Covenants or other legal matters which may affect the property.

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

BRITISH  
PROPERTY  
AWARDS  
2023  
★★★★★  
GOLD WINNER  
ESTATE AGENT  
IN CROWBOROUGH

01892 515188

01342 824824

01342 833333



FEDERATION  
OF INDEPENDENT  
AGENTS

Tunbridge Wells

Crowborough

Forest Row

BRITISH  
PROPERTY  
AWARDS  
2022  
★★★★★  
GOLD WINNER  
ESTATE AGENT  
IN TUNBRIDGE  
WELLS