



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- 3 Bedroom Mid Terrace
- Renovated Kitchen & Bathroom
- St. James Quarter
- Near Tunbridge Wells Station
- On Street Parking
- Energy Efficiency Rating: C

Auckland Road, Tunbridge Wells

GUIDE £450,000 - £475,000

woodandpilcher.co.uk

24 Auckland Road, Tunbridge Wells, TN1 2HS

This charming redbrick Victorian 3-bedroom mid-terrace townhouse has served as a beloved family home since 2002 and been thoughtfully upgraded to suit modern living. Perfectly located on a quiet residential road in the popular St James Quarter, the property provides easy access to a range of amenities, including the shops, cafes, and restaurants of Calverley Road High Street, Mount Pleasant High Street, and The Pantiles, all via the bustling Camden Road. Commuters will appreciate the convenient proximity to both High Brooms and Tunbridge Wells Mainline Stations and for outdoorsy individuals, the nearby Grosvenor & Hilbert Park and Dunorlan Park. The area is also renowned for its excellent schools.

The 'Tardis' like house boasts a modern, unique style with an impressive two-storey skylight, faux exposed brickwork, and vibrant colours. The current layout includes three bedrooms, two bathrooms, a separate dining and living room, and a kitchen that leads into a low-maintenance garden.

An ideal choice for first-time buyers, young families, and professionals, the property is further enhanced by the seller's ability to break the chain. As such, we advise all interested parties to make early appointments.

Entrance to the property opens into...

LIVING ROOM:

The living room has a central feature fireplace with bespoke shelving and cupboards on either side. There's plenty of room for living room associated furniture, and a new westerly double-glazed window.

GROUND FLOOR HALLWAY:

The spacious hallway is illuminated by a stunning two-storey skylight.

BEDROOM 2:

A generous double bedroom with two built-in wardrobes and a large east-facing window overlooking the garden.

LOWER GROUND FLOOR:

Hallway with storage cupboard and doors into:

DINING ROOM:

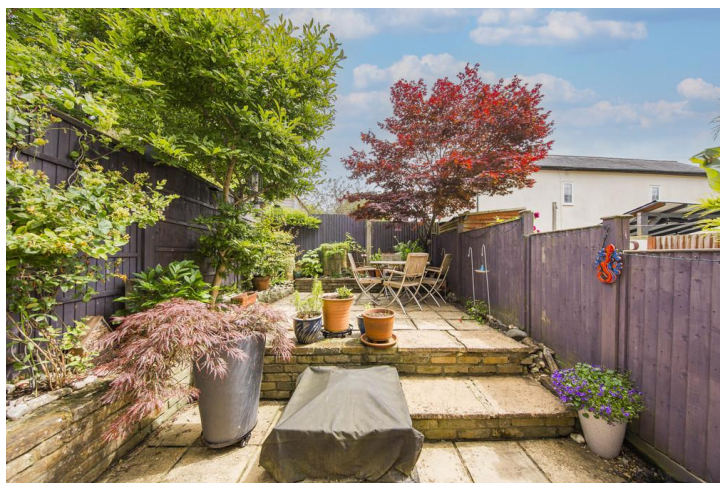
A great space for hosting, the living room has custom-built shelving units which frame a fireplace alcove, while a cleverly positioned window brightens the dining room through a lightwell.

BATHROOM 1:

The downstairs bathroom features a sleek, inset floor bathtub, a classic pedestal sink, and a low-level WC. It also includes a centrally heated towel radiator, along with a light well that brightens the space. The room is predominantly tiled and offers additional cupboard storage, with space to accommodate a washing machine.

KITCHEN:

The recently renovated, vibrant kitchen boasts a stylish breakfast bar, faux exposed brickwork, and elegant wooden flooring. One wall features striking white tiles that extend from floor to ceiling. The oven space is cleverly integrated into a period chimney alcove. An under-counter fridge-freezer is seamlessly incorporated into the layout, and the wall-mounted boiler is neatly concealed for a streamlined look. The kitchen offers delightful views of the garden and direct access through a charming stable door.



TOP FLOOR LANDING:

The landing is bright and airy with access to a loft space which is partially boarded with lighting.

BEDROOM 1:

The 'penthouse' principal bedroom is 136 square feet, featuring two built-in wardrobes flanking a central feature fireplace.

BEDROOM 3:

Smaller but by no means small, this room, previously used as a bedroom, has now been adapted into a generous office space with storage in the form of two built-in wardrobes.

BATHROOM 2:

The top floor boasts a stylish shower room with a luxurious 1-meter shower unit, complemented by a low-level WC, a sleek gas-fired towel radiator, and a Velux window.

OUTSIDE REAR:

A low-maintenance patio garden enclosed by panel fencing, featuring a gate that provides right of access through the neighbouring property.

PARKING:

On Street

SITUATION:

The St. James quarter of Tunbridge Wells has a lovely community. Many of the streets are rarely used by people outside of the immediate area and remain quiet and peaceful. Within walking distance is the highly regarded Grosvenor & Hilbert Park and Dunorlan Park with an active and vibrant social calendar. There is immediate access to the town centre along Camden Road which itself offers several highly regarded restaurants, bars and independent retailers. The property sits between the town's two mainline railway stations offering frequent services to London and South Coast. Beyond this, Tunbridge Wells has an excellent mix of educational facilities at Primary, Secondary, Independent and Grammar levels, many of which are readily accessible from the house.

TENURE:

Freehold

COUNCIL TAX BAND:

C

VIEWING:

By appointment with Wood & Pilcher 01892 511211

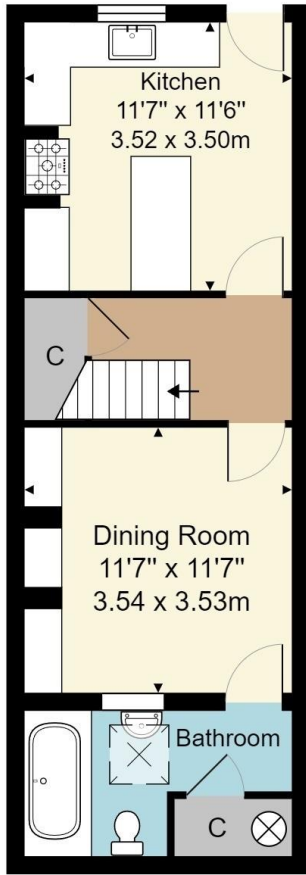
ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker
Mobile Phone Coverage search Ofcom checker
Flood Risk - Check flooding history of a property England - www.gov.uk
Services - Mains Water, Gas, Electricity & Drainage
Heating - Gas Fired Central Heating

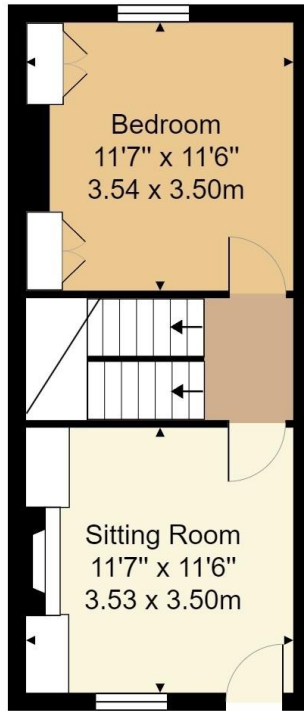
AGENTS NOTE:

The owners may have the capacity to break the chain but we ask all interested parties to reconfirm with Wood & Pilcher at offer stage.

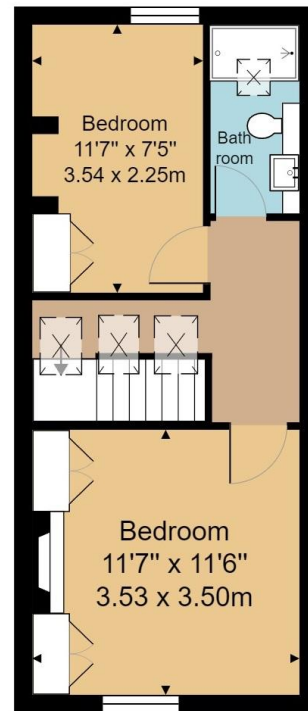




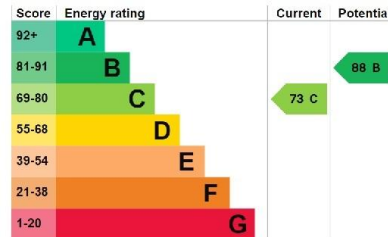
Lower Ground Floor



Ground Floor



First Floor



Approx. Gross Internal Area 1090 ft² ... 101.3 m²

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.

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