



48 South View Road, Tunbridge Wells, Kent TN4 9BX

Guide Price £450,000 Freehold

When experience counts...

est. 1828  
**bracketts**



A beautifully presented and renovated substantial Victorian semi-detached home situated in this convenient location in the favoured St Johns area. Set back from the road with off street parking, the front door opens to a hallway which leads to two reception rooms. The dining room is open plan to the stylish modern kitchen which overlooks and opens to the landscaped rear garden. The large bathroom is located on the first floor with a double ended bath and separate large shower. The vendors have replaced the kitchen and bathroom and during their occupation have had a new combi boiler, radiators and pipework. The house has been re-plastered and the loft is fully boarded. The garden was landscaped with Indian stone patio, fencing and sleeper walls in 2021.

The property is in excellent decorative order and we recommend an early viewing.

- Off Street Parking
- Landscaped Garden
- Excellent Decorative Order
- Stylish Kitchen
- Modern Bathroom
- Double Glazing
- 2 Reception Rooms
- 2 Bedrooms
- Open Plan Kitchen / Dining Room
- Semi-Detached
- Council Tax Band: C







## LOCATION:

Tunbridge Wells attracts many Londoners, ex pats, and up / down sizers for multiple reasons, not least because the proximity to London for commuters, but especially due to the vast array of good schools for all ages. The Grammar schools are a particular pull to the area, with two boys' grammars and one girls' grammar. Many of the primary schools are Ofsted outstanding and there is also a good range of independent schooling available.

Tunbridge Wells has a plethora of open spaces provided by a multitude of parks, including the best known, Dunorlan Park, with its popular boating lake and elegant vistas. Tunbridge Wells Common provides another excellent town centre vista with some landmark views of the area and its own distinctive benches. To the south of the town centre lies the famous Pantiles with elegant colonnades and often hosting fairs and festivals.

For the sporting enthusiasts, there is a host of amenities including the sports centre with its large pool and indoor courts, whilst outdoor courts are available in several of the parks. There are golf, tennis and cricket clubs in the area.

The town offers two stations on Network South East, with fast trains from both Tunbridge Wells and High Brooms, the latter being just 0.4 of a mile away and London Bridge Station can be reached within 42 minutes.

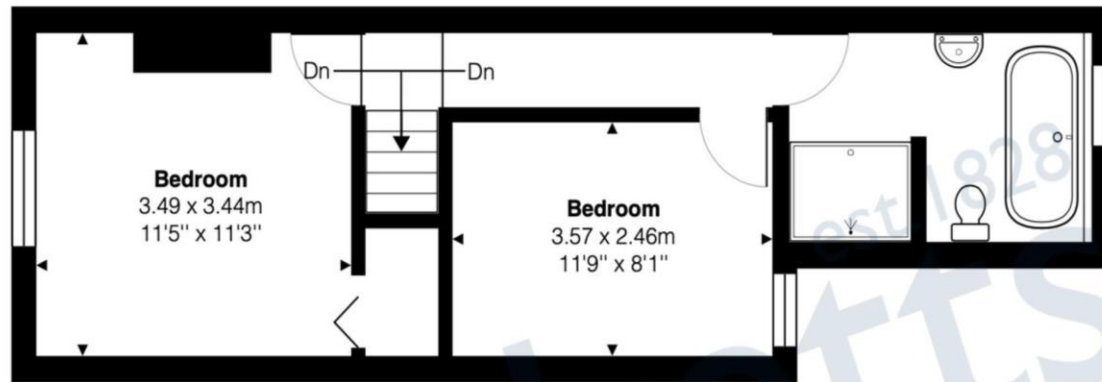
Access to the A21 lies just to the east of town providing useful motorway connections.



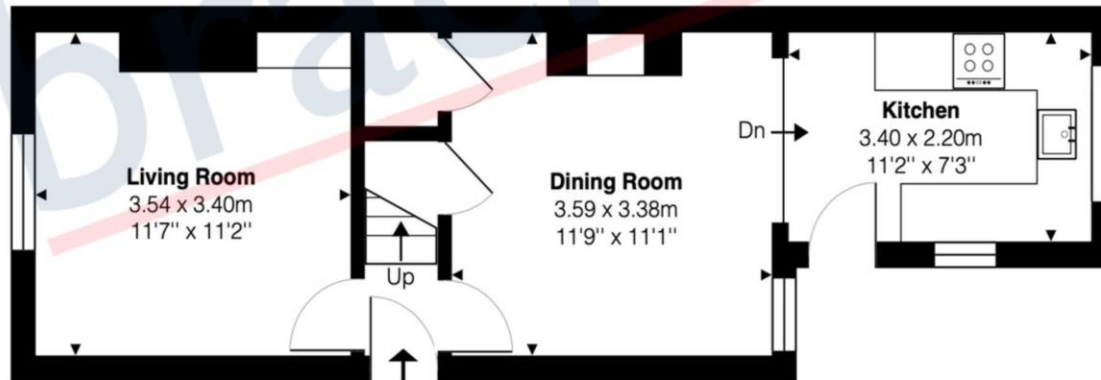
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Gross Internal Area Approx 71.9 sq m / 774 sq ft



**First Floor**  
Approx 36 sq m / 387 sq ft



**Ground Floor**  
Approx 36 sq m / 387 sq ft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	70	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
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