



9 Western Road, Tunbridge Wells, Kent, TN1 2JJ

Guide Price £385,000 Freehold

When experience counts...

est. 1828  
**bracketts**

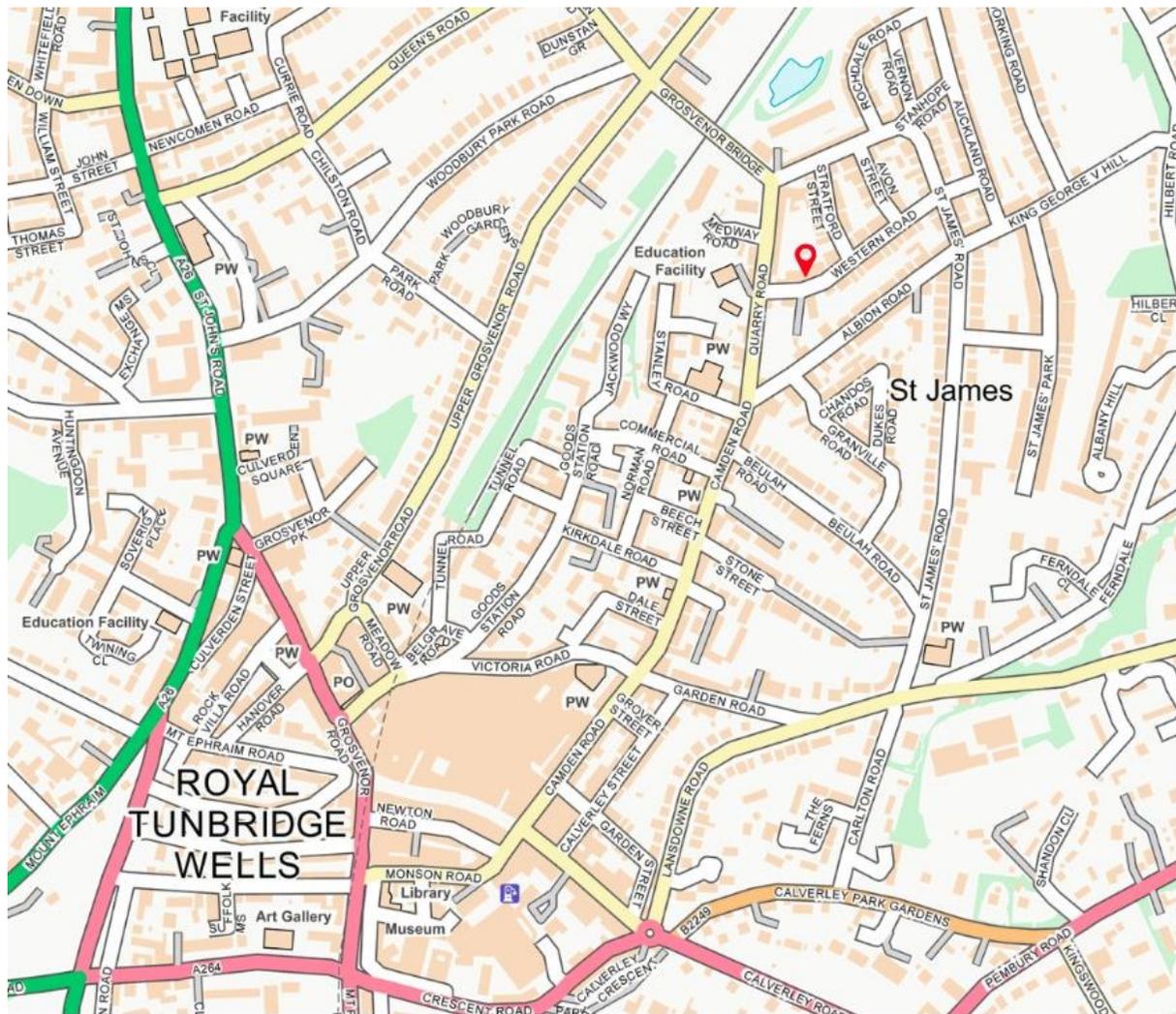
This attractive semi-detached bay fronted Victorian villa has rendered front elevations and is understood to have been in the same family's ownership from new. It is currently arranged as two self-contained units and has a lawful Development Certificate for Conversion to a single dwelling (Application no. 2302985/LAWPRO). With high ceilings throughout, the building would convert quite simply and create a 3 bedroom home with a respectable rear garden, or it may appeal to an investor looking to retain the 2 separate units to provide rental income which has been the most recent utilisation for the building. Western Road is a popular location in the St James area of Tunbridge Wells and no. 9 is within striking distance of the varied shops and eateries in Camden Road, similarly accessible to Grosvenor recreation ground. The Royal Victoria Place shopping centre and pedestrianised precinct is within half a mile and both of the town's main line railway stations are about a mile away. Altogether an unusual opportunity to acquire a freehold dwelling in a popular location, offered for sale with vacant possession and no forward chain.

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, Dunroan 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.

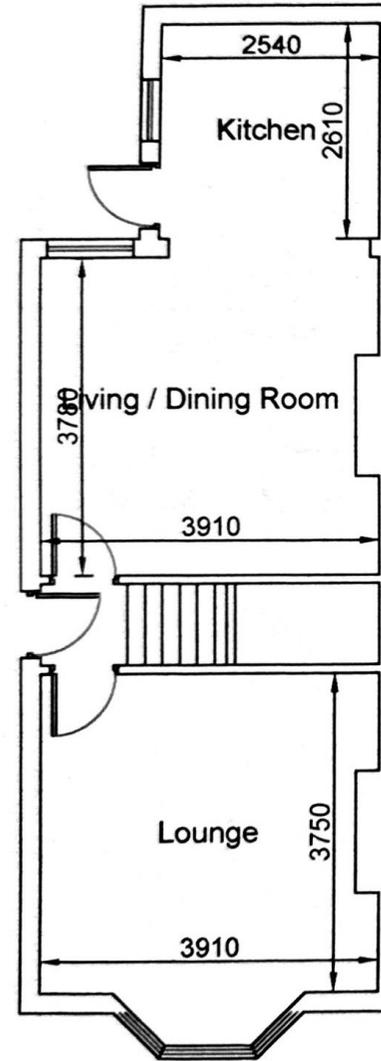
For the sporting enthusiasts, there is a host of amenities including the sports centre with its large pool and indoor courts, whilst outdoor courts are available in several of the parks. There are golf, tennis and cricket clubs in the area.

The town offers two stations on Network South East, with fast trains from both Tunbridge Wells and High Brooms. Access to the A21 lies just to the east of town providing useful motorway connections.

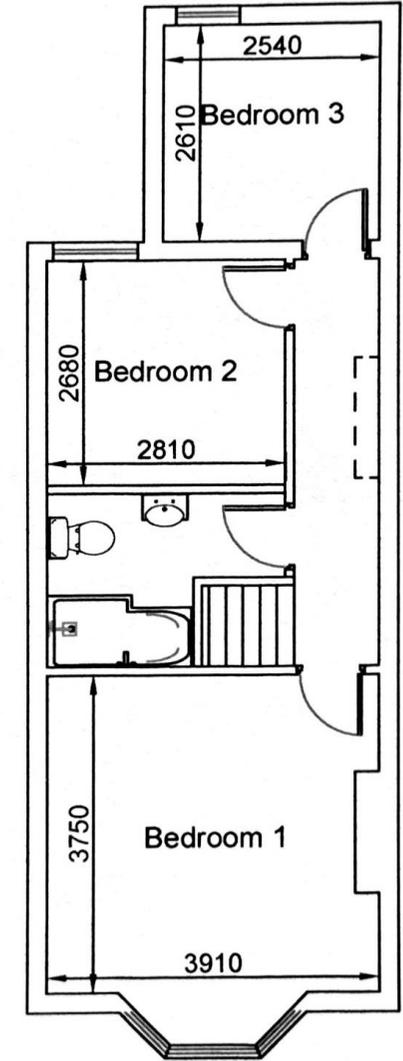




Ground & 1st Floor  
As Proposed



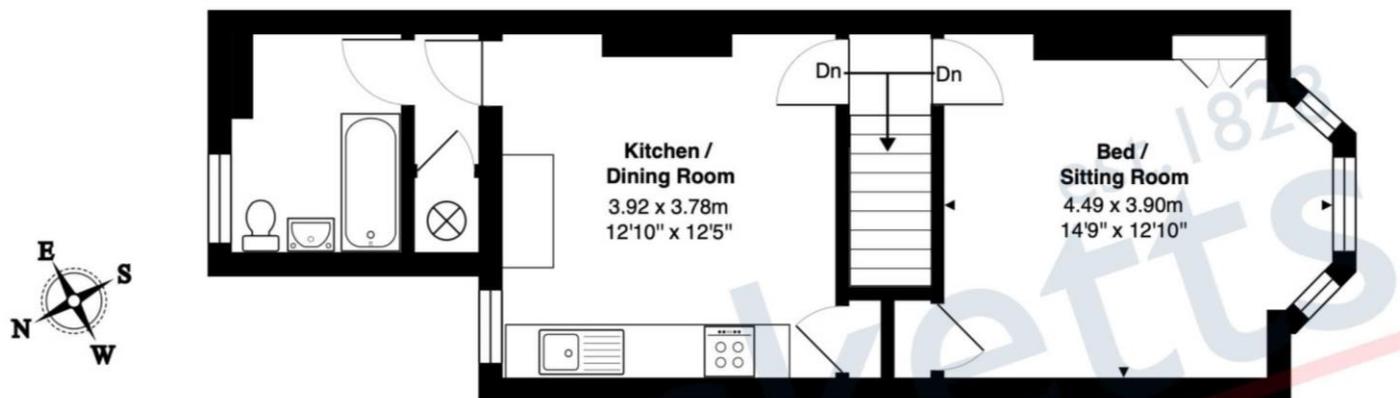
Ground Floor



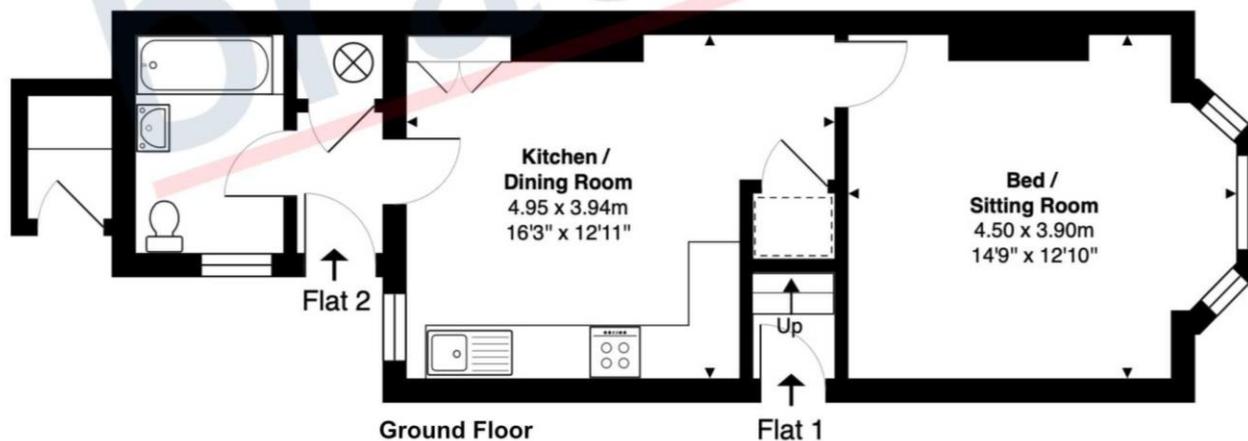
1st Floor

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Gross Internal Area Approx 90.1 sq m / 970 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(56-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
	51	69
England & Wales		
EU Directive 2002/91/EC		



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(1-20)	G	
Not energy efficient - higher running costs		
	54	78
England & Wales		
EU Directive 2002/91/EC		

Floorplan is for illustrative purposes only and is not drawn to scale. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, of doors, windows and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. All parties must rely on their own inspections.