



Victoria House, 2 Baltic Road, Tonbridge, Kent, TN9 2NB

Guide Price £425,000 - £450,000

When experience counts...

est. 1828  
**bracketts**



Guide Price £425,000 - £450,000. Offered for sale is this unique and deceptively spacious ground floor garden flat, situated within a converted building on the south side of Tonbridge. This fantastic property boasts high ceilings and large rooms and internally comprises entrance porch hall, large open plan kitchen, dining and living room, principal bedroom with ensuite, a further double bedroom and family bathroom with handy storage / utility cupboard. Outside, the property benefits from a private, large wrap-around courtyard garden which offers plenty of space for outdoor seating and entertaining. There is also a handy and secure storage cupboard located at the front of the building which is accessed from the private garden which offers further storage for personal belongings. The property benefits from its South Tonbridge location and being within close proximity to Tonbridge mainline station and high street which offers a range of local shops, supermarkets, cafés, bars and restaurants. This lovely home would be ideal for a range of buyers such as first time buyers, investors or those looking to downsize.

Ground Floor Apartment

Two Double Bedrooms

Private Courtyard Garden

Open Plan Kitchen / Dining / Living

Family Bathroom

Ensuite To Principle Bedroom

Allocated Parking

Additional Storage

Beautifully Presented Throughout

Close Proximity To MLS & HS





## LOCATION: Tonbridge

Tonbridge is a thriving market town that has developed over the centuries. It boasts a fine example of a 'Motte and Bailey' Norman castle built in the 13th century, set on the banks of the river Medway with the castle grounds abutting Tonbridge Park offering covered/open air swimming pool, tennis courts, childrens' play areas, miniature railway, putting etc.

Tonbridge town offers an excellent range of retail and leisure activities with many High Street stores, together with a selection of coffee shops, restaurants and local inns.

The mainline station provides fast commuter links into London (Cannon Street/London Bridge/Charing Cross in approximately 40 minutes) with road links to the M20 & M25 motorways via the nearby A26 and A21.

Tonbridge offers first-rate primary and secondary schools (including Grammars and Public Schools) many of which consistently do well in the league tables. There are many places of historical interest in the surrounding areas including Penshurst Place and Gardens, Hever Castle, Knole House and Chartwell (once home to Winston Churchill).

## ADDITIONAL INFORMATION:

Council Tax Band D

Double Glazed Windows

Lease Hold Information:

999 years from 2016

Maintenance Charges:

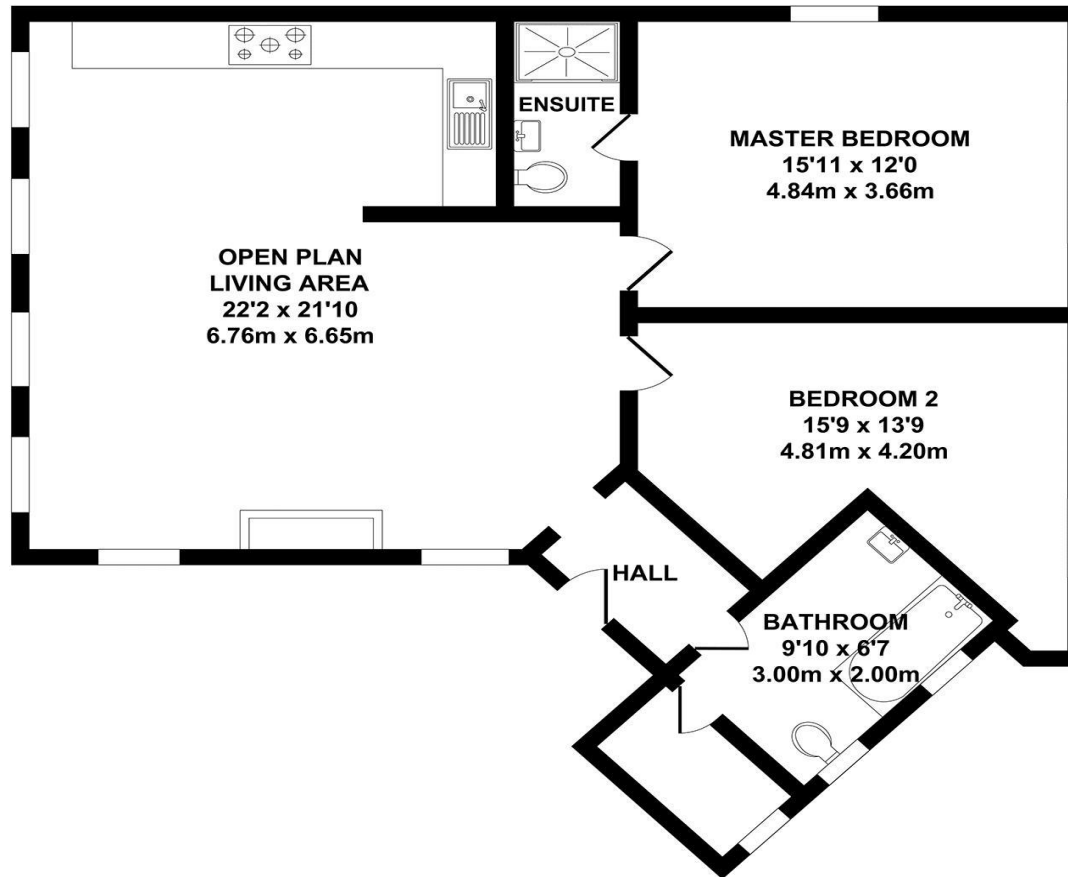
Between £500-£750pa

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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**TOTAL APPROX. FLOOR AREA 984 SQ.FT. (91.38 SQ.M.)**

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. 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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