



176 Broadmead, Tunbridge Wells, Kent, TN2 5NN

Guide Price £765,000 Freehold

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Bracketts are delighted to be offering for sale this spacious detached chalet that is set in a popular road on the leafy southern side of Tunbridge Wells, approximately half a mile from the common and access to Hargate Forest and being within a mile of the mainline railway station, Pantiles and High Street. The generous accommodation affords a flexibility of use and extends over three floors. There is an integral double garage with an electric door and playroom to the ground floor. At the entry level, a hallway, a kitchen which enjoys twin aspects and has modern fittings with an extensive range of working surface, inset with a sink and an electric hob with an extractor above. There are generous base and wall units and a double oven in a housing unit. A dining room gives way with open plan to a sitting room from which there are double doors to the rear garden. Study/Bedroom 4 and shower room and WC. On the top floor there are three bedrooms and a bathroom/WC currently a modern shower room. Outside to the front of the property there's a driveway for two to three vehicles which accesses the integral garage. The rear garden is terrace for ease of maintenance with patio areas, mature beds, borders and is well screened by a hedge to the rear.

- Favoured south side of town
- Detached chalet-style house
- Flexibility of use
- Accommodation over three floors
- Gas central heating
- Double glazing
- Useful playroom/optional party room to the ground floor
- South of town with access to foot and bridle paths nearby
- Integral double garage





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

Additional Information:

Council Tax Band: F



Important Notice: Bracketts, 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. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. All areas, measurements or distances are approximate and no responsibility is taken for any error, omission or mis-statement. It should not be assumed that the property has necessary planning, building regulation or other consents and Bracketts have not tested any services, appliances, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prices, rents or any other charges are exclusive of VAT unless stated to the contrary.

Broadmead, Tunbridge Wells, TN2

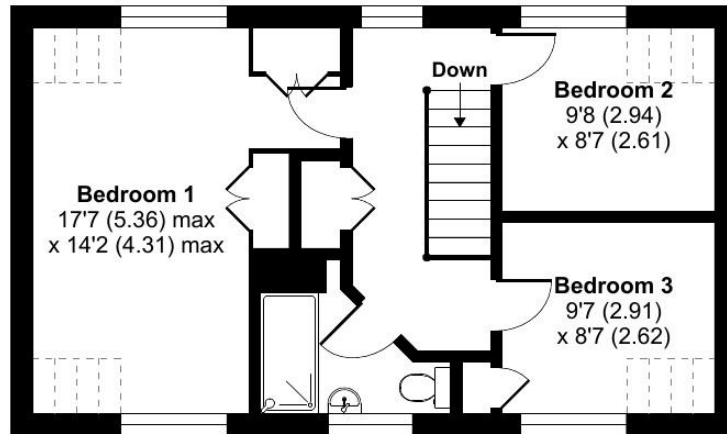
Approximate Area = 1521 sq ft / 141.3 sq m

Limited Use Area(s) = 40 sq ft / 3.7 sq m

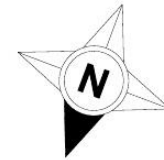
Garage = 388 sq ft / 36 sq m

Total = 1949 sq ft / 181 sq m

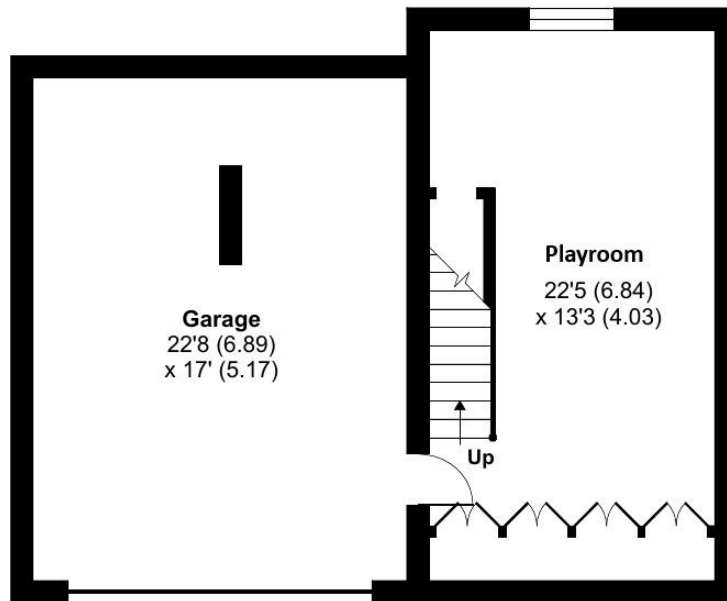
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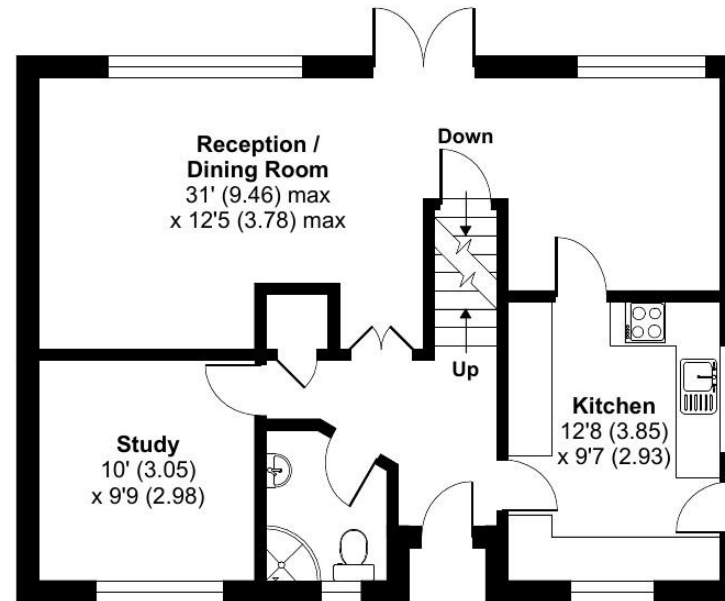
FIRST FLOOR



Denotes restricted head height

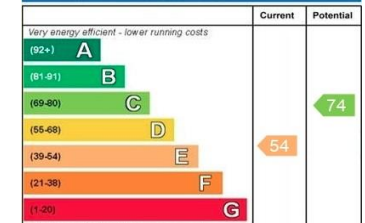


LOWER GROUND FLOOR



GROUND FLOOR

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



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄che.com 2025. Produced for Bracketts llp. REF: 1305017

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