



Sandhurst Road, Tunbridge Wells, Kent, TN2 3JR

Asking Price £425,000 Freehold

When experience counts...

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Bracketts are delighted to present this three-bedroom chalet-style property, situated in a prime location within easy reach of Tunbridge Wells town centre, local amenities, and highly regarded schools. The property offers excellent potential for extension and remodelling, and while it does require updating throughout, it presents an exciting opportunity to create a bespoke family home. The current accommodation includes an entrance accessed via steps, a hallway leading to a sitting room and a ground-floor bedroom, with stairs rising to two further bedrooms. Additional spaces include a kitchen, bathroom, and conservatory. Externally, the property benefits from a private rear garden, driveway to the front, and a garage with an adjoining storage area.

- DETACHED PROPERTY
- FLEXIBLE LIVING
- THREE BEDROOMS
- IN NEED OF REFURBISHMENT
- GARAGE AND DRIVEWAY
- CONVENIENT LOCATION
- EPC D
- NO FORWARD CHAIN





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.



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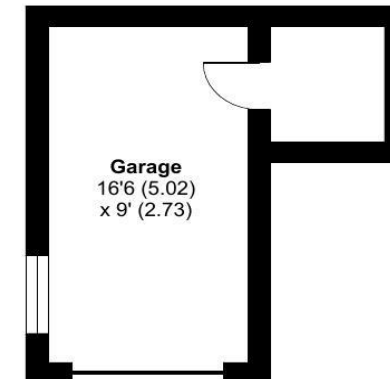
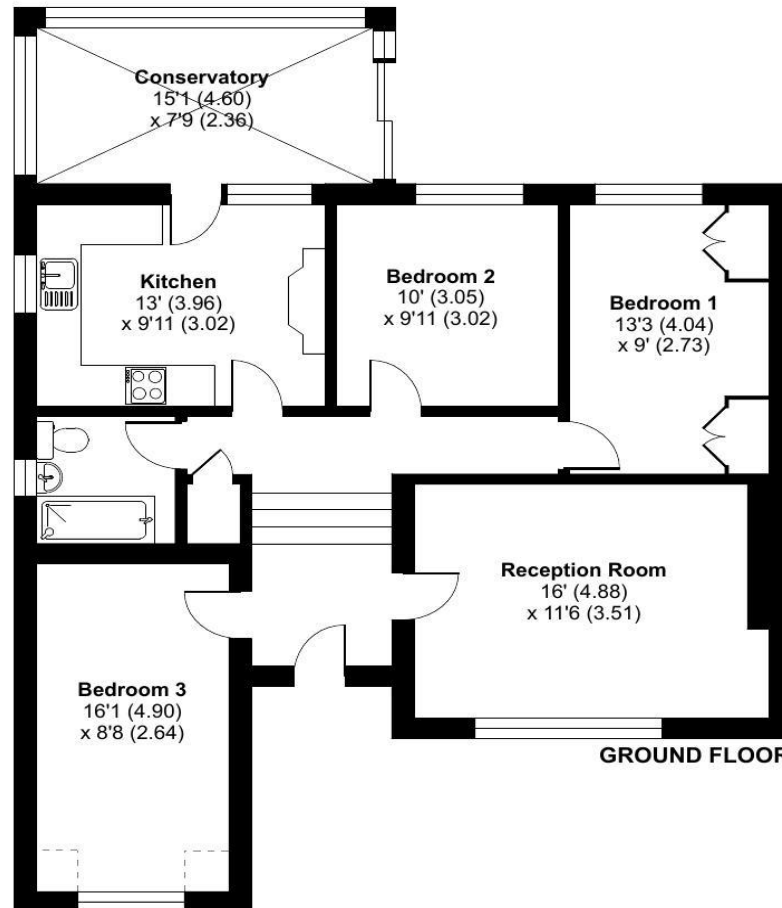
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Approximate Area = 1011 sq ft / 94 sq m

Garage = 182 sq ft / 17 sq m

Total = 1193 sq ft / 111 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2025. Produced for Bracketts llp. REF: 1327754

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	
	61	76