



9 Chandos Road, Tunbridge Wells, Kent TN1 2NY

Guide Price £295,000

When experience counts...

est. 1828
bracketts

Bracketts are delighted to offer for sale this two-bedroom semi-detached house in Tunbridge Wells, set in the ever-popular St James area—well placed for the mainline station, town centre, respected schools and everyday amenities. The property offers a traditional layout with a side entrance leading to the first reception room, ideally suited as a dining room and opening into the kitchen, which in turn provides access to the rear garden. To the front there is a further, well-proportioned reception room offering a comfortable living space. Upstairs, a generous main bedroom spans the width of the house to the front, complemented by a second double bedroom to the rear and a good-size family bathroom. Outside, the property enjoys a courtyard-style rear garden, designed for low-maintenance outdoor seating and planting, while on-street parking is available in the surrounding roads. The house requires modernisation throughout, presenting an excellent opportunity for buyers to refurbish and personalise to taste, with potential to reconfigure (subject to any necessary consents). Offered with no onward chain, this is a well-located home with superb scope—early viewing is strongly recommended.

- POPULAR ST JAMES AREA
- PROPERTY IN NEED OF MODERNISATION
- TWO DOUBLE BEDROOMS
- FIRST FLOOR BATHROOM
- TWO RECEPTION ROOMS
- 1 MILE TO TUNBRIDGE WELLS STATION
- AMENITIES CLOSE BY
- NO FORWARD CHAIN
- EPC E





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: C



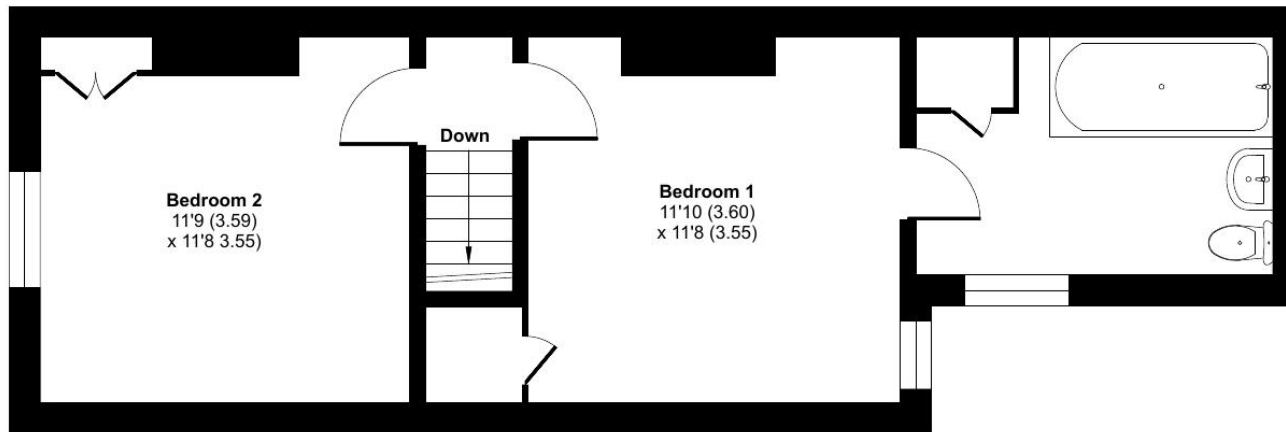
Important Notice: Bracketts, their clients and any joint agents give notice that they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations 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.



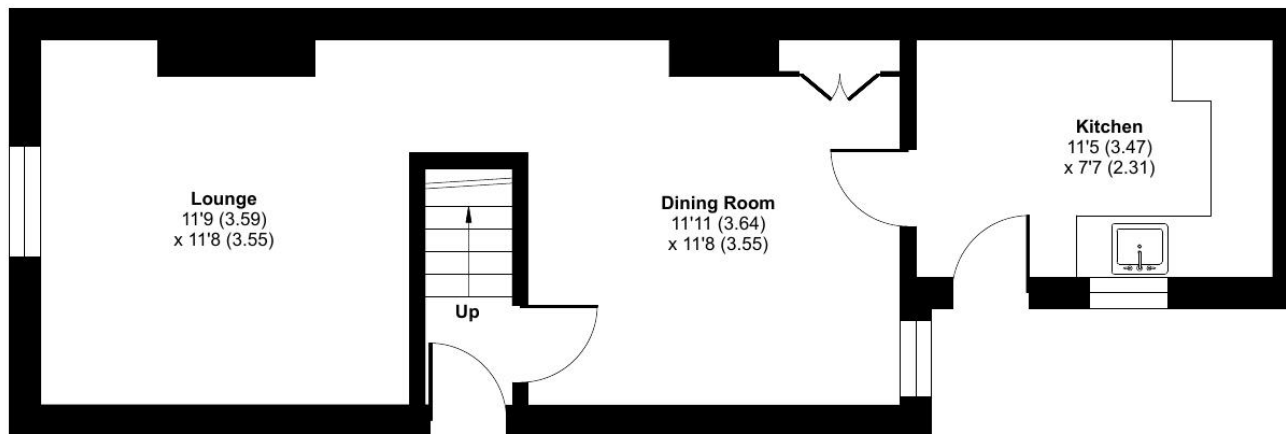
Chandos Road, Tunbridge Wells, TN1

Approximate Area = 818 sq ft / 75.9 sq m

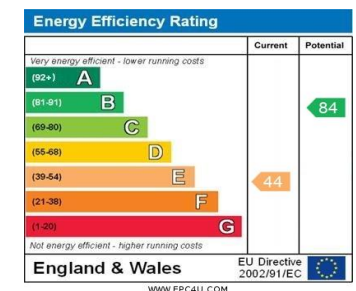
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2025. Produced for Bracketts llp. REF: 1376243

27-29 High Street
Tunbridge Wells, Kent TN1 1UU
01892 533733
tunbridgewells@bracketts.co.uk

When experience counts...

est. 1828
bracketts