



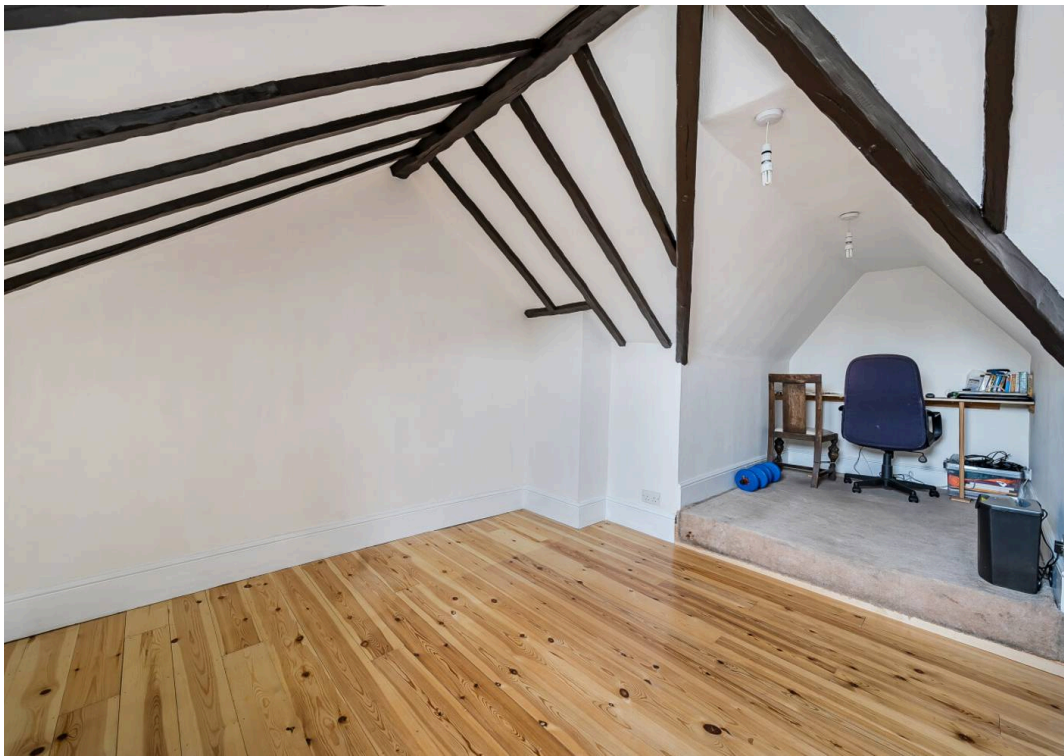
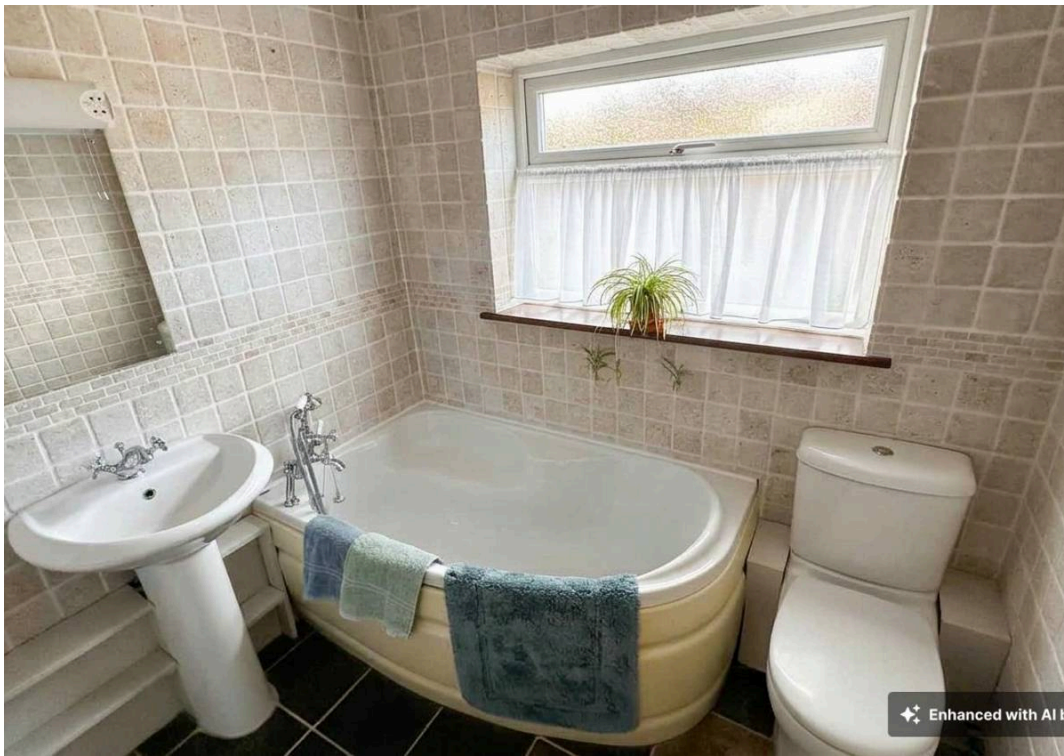
**2 Prospect Place Station Road, Groombridge – TN3 9QY**  
Tunbridge Wells

Guide Price £495,000

**bracketts**  
est. 1828



Circa. 1860s Victorian Cottage • Historic Village Setting 15 minute Bus Connections to Tunbridge Wells • 1/3 Mile from St Thomas Primary School • Wealden Area of Outstanding Natural Beauty Description Positioned in the very centre of the picturesque and historic village of Groombridge, this delightful mid terrace Victorian cottage (circa 1860) offers an appealing blend of period character, modern comfort, and excellent connectivity to both Tunbridge Wells and London. With a welcoming community of around 1,600 residents and surrounded by the stunning Wealden AONB, it provides an idyllic village lifestyle with everyday convenience close at hand. Arranged over three floors, the property offers well proportioned accommodation and charming original features throughout, complemented by double glazing. The small entrance hall leads into a generous open plan reception and dining room – a versatile and inviting space with room for both relaxation and entertaining. A wood burning stove creates a cosy focal point. To the rear, the kitchen is fitted with well planned units and oak worktops the gas and electric cooker included and features a glass fronted stable door providing access to the garden. Beyond the kitchen lies the family bathroom, which includes an offset bath, separate shower cubicle, WC and basin. The first floor provides two comfortable double bedrooms, each enjoying pleasant outlooks and offering flexibility for family living, guest accommodation or a home office. A WC is also located on this level. The principal bedroom occupies the entire top floor, creating a peaceful and private retreat with useful eaves storage. Outside, the south westerly facing garden is designed for low maintenance and benefits from a rear access, along with an outside electrical power supply and water tap – perfect for enjoying afternoon and evening sun. Eridge station, just under two miles away, offers hourly services to London Bridge and Uckfield, with journey times to London taking a little over an hour. Tunbridge Wells mainline station provides more frequent services to London Bridge, London Waterloo East and London Charing Cross, as



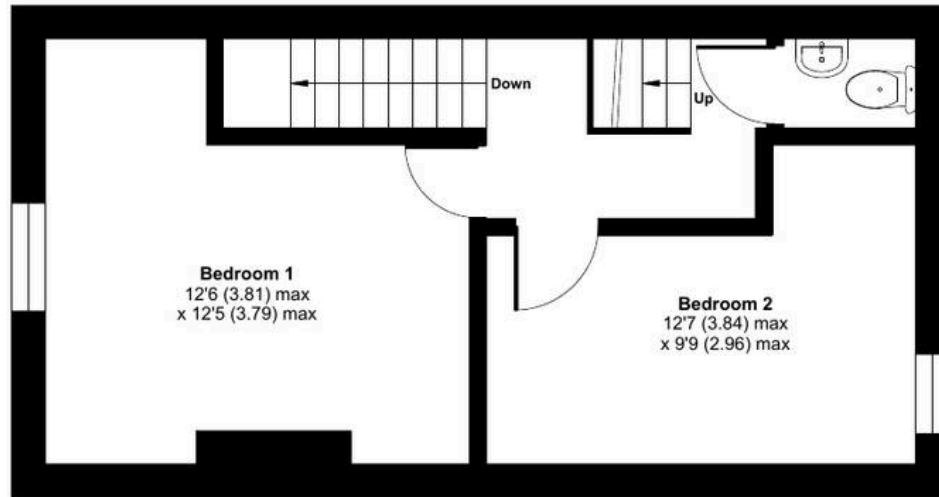
# Prospect Place, Station Road, Groombridge, Tunbridge Wells, TN3

Approximate Area = 963 sq ft / 89.4 sq m  
Limited Use Area(s) = 8 sq ft / 0.7 sq m  
Total = 971 sq ft / 90.1 sq m

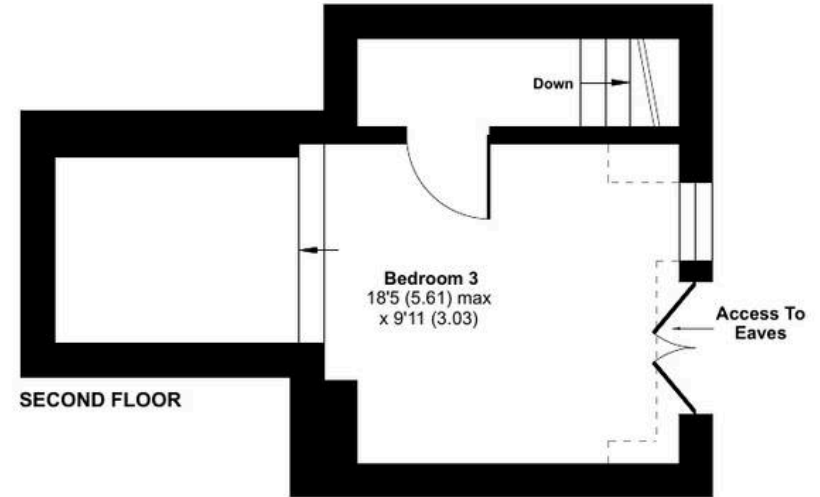
For identification only - Not to scale



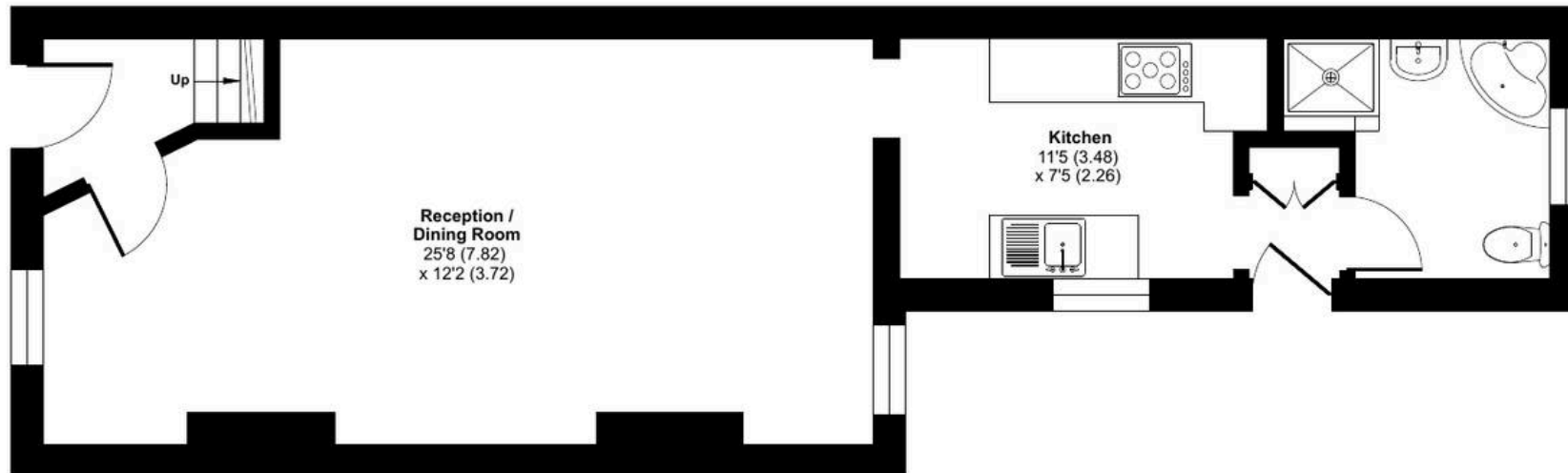
Denotes restricted head height



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR

