



Western Road, Tunbridge Wells
Tunbridge Wells

Guide Price **£385,000**

bracketts
est. 1828



Flat 1

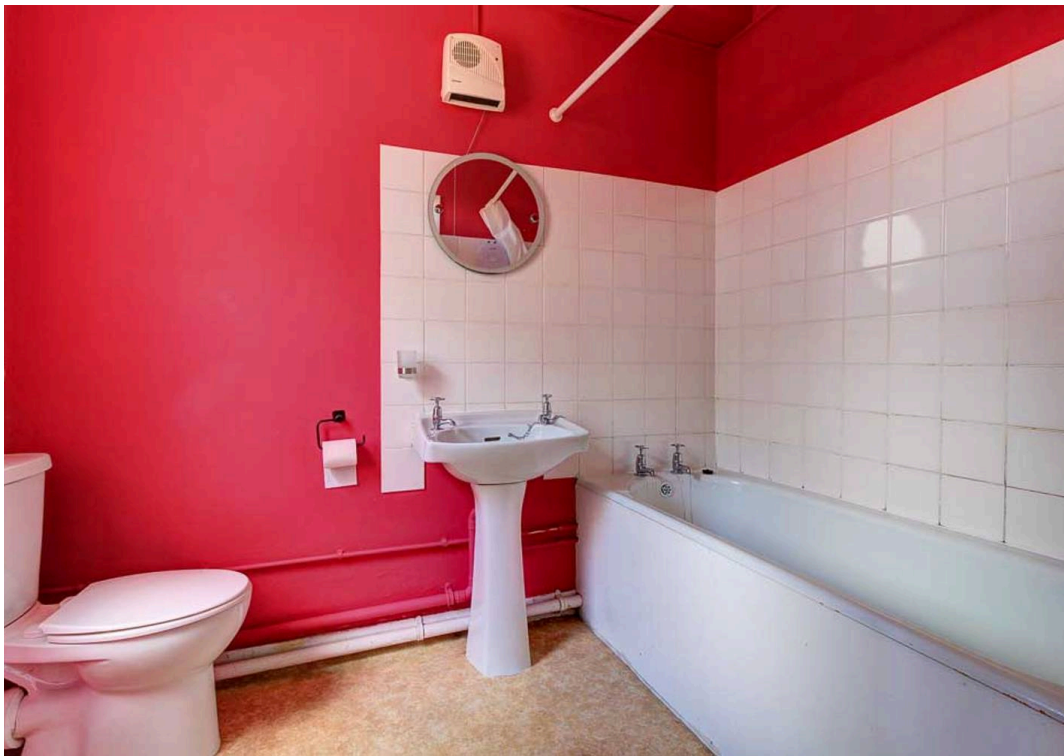
9 Western Road, Tunbridge Wells

- Currently arranged as 2 self-contained units
- Attractive semi-detached bay fronted Victorian villa
- Offered for sale with vacant possession and no forward chain
- Has lawful Development Certificate for Conversion to a single dwelling
- High ceilings

This attractive semi-detached bay fronted Victorian villa has rendered front elevations and is understood to have been in the same family's ownership from new. The building has most recently been utilized as two self-contained flats and has a lawful Development Certificate for Conversion to a single dwelling (Application no. 2302985/LAWPRO). With high ceilings

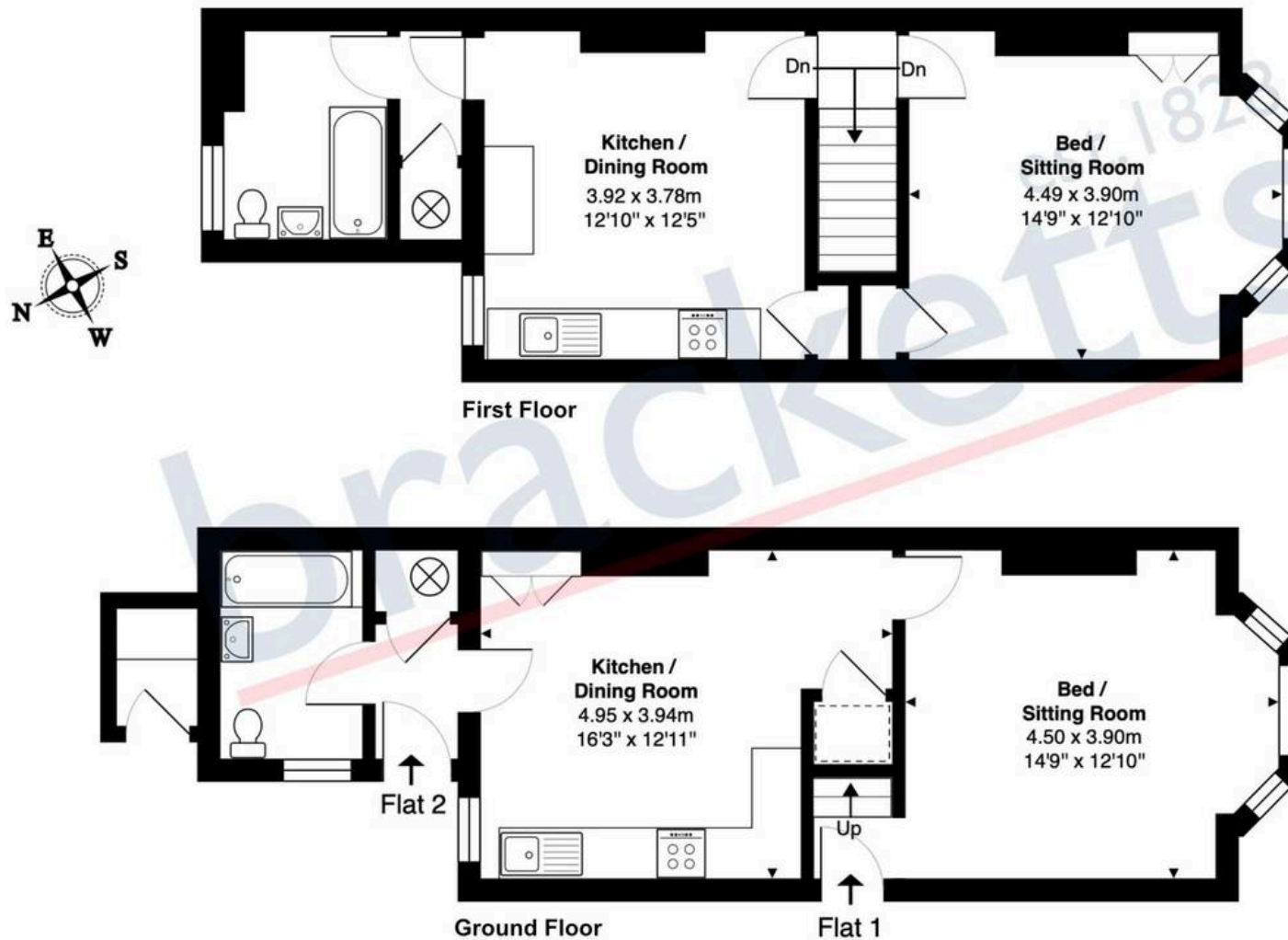
throughout, the building would convert quite simply and create a 3 bedroom home with a respectable rear garden, or it may appeal to an investor looking to retain the 2 separate units to provide rental income. Western Road is a popular location in the St James area of Tunbridge Wells and no. 9 is within striking distance of the varied shops and eateries in Camden Road, similarly accessible to Grosvenor recreation ground. The Royal Victoria Place shopping centre and pedestrianised precinct is within half a mile and both of the town's main line railway stations are about a mile away. Altogether an unusual opportunity to acquire a freehold dwelling in a popular location, offered for sale with vacant possession and no forward chain.





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Gross Internal Area Approx 90.1 sq m / 970 sq ft



Floorplan is for illustrative purposes only and is not drawn to scale. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. All parties must rely on their own inspections.