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 **KMJProperty**
Your local independent Estate Agent

Summervale Road, Tunbridge Wells.

Offers In Region Of £225,000

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A spacious two bedroom first floor maisonette with private entrance, generous rear garden and plenty of potential to modernise, ideally situated in Tunbridge Wells. The side area of the garden may offer potential for driveway creation, subject to the necessary planning permission and consents.

Situated in a convenient Tunbridge Wells location, this spacious two bedroom first floor maisonette offers well balanced accommodation, a private rear garden and excellent potential for improvement, giving any incoming buyer a fantastic opportunity to put their own stamp on the property.

The property is accessed via its own private entrance, with stairs rising to the first floor. The accommodation comprises a generous reception room, fitted kitchen, two good sized double bedrooms and a shower room. While the property has been well maintained, it would now benefit from a programme of modernisation, making it an ideal choice for buyers looking to update a home to their own taste and style.

A real feature of the property is the outside space. To the rear is a private garden, mainly laid to lawn with a patio area and mature planting, offering plenty of room for seating, entertaining or gardening. In addition, there is also another good sized garden to the side of the property which may offer potential to create off road parking or a driveway, subject to the necessary planning permission and any other required consents.

Summervale Road is well placed for access to Tunbridge Wells town centre, which offers a wide range of shops, cafes, restaurants and leisure facilities, together with the mainline station providing services into London. The area is also popular with families thanks to its well regarded schools and convenient access to nearby parks, amenities and road links.

Leasehold- 88 years left on the lease

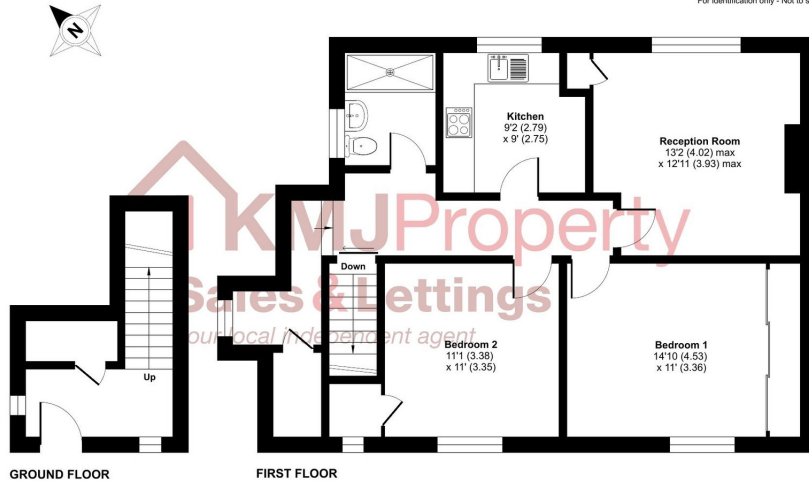
Ground Rent £10 pa

Service Charge £20.68 pa



Summervale Road, Tunbridge Wells, TN4

Approximate Area = 868 sq ft / 80.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © richcom 2020. Produced for KMJ Property REF: 1436099

- First floor maisonette
- Two double bedrooms
- Fitted kitchen
- Private rear garden
- Council Tax Band B
- Private entrance
- Spacious reception room
- Shower room
- Property with potential to modernize
- EPC D

