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Corseley Road, Groombridge, Tunbridge Wells

Offers In Region Of £365,000

2 1 1



No onward chain.

Stepping inside, you are welcomed into the cosy bright sitting room, which has a beautiful bay window overlooking the front of the property, allowing plenty of natural light into the room. There is a feature working fireplace with a mantle and hearth, along with built in useful shelving on either side of the chimney breast, adding to the character of the space.

From here, you move through into the dining room, which provides a separate area for entertaining or enjoying meals. There is also access down to the cellar, which is a particularly useful additional space. The cellar has previously been tanked and could be used in a number of ways, whether as additional storage, a hobby space or simply as an extension of the existing living accommodation.

The kitchen is located towards the rear of the property and has been fitted with an ample range of lower and upper storage cupboards and worktop space. There is a central glazed sink with a swan neck tap, integrated appliances and further space for appliances. In addition a convenient door leads directly out to the rear courtyard. Also situated on the ground floor is the family bathroom, which comprises a bath with overhead shower, WC, wash basin tiled flooring, chrome heated towel rail and window overlooking the rear.

Heading upstairs, there are two well-proportioned bedrooms, with both rooms benefiting from windows to two aspects, creating bright and airy spaces. The front bedroom also benefits from a large walk-in storage cupboard, providing useful additional storage.

Outside, the property has a pretty front garden which adds to the cottage-style appearance, whilst to the rear there is an enclosed paved courtyard, offering a low-maintenance outdoor space to enjoy. This property boasts a perfect location. Groombridge St Thomas' Church of England Primary School is just a short stroll away (about 4 minutes on foot). For dining, The Junction Inn, a local pub, is only a 2-minute walk. Everyday essentials are conveniently located at the Post Office, just a short walk away. The area is also surrounded by abundant green spaces, perfect for dog walks and outdoor activities. Groombridge is served by the 291-bus route, connecting Crawley to Tunbridge Wells. Eridge Station is a 5-minute drive, offering direct links to London. Tunbridge Wells town centre is just a 15-minute drive, with a wide variety of shops, cafes, and restaurants.

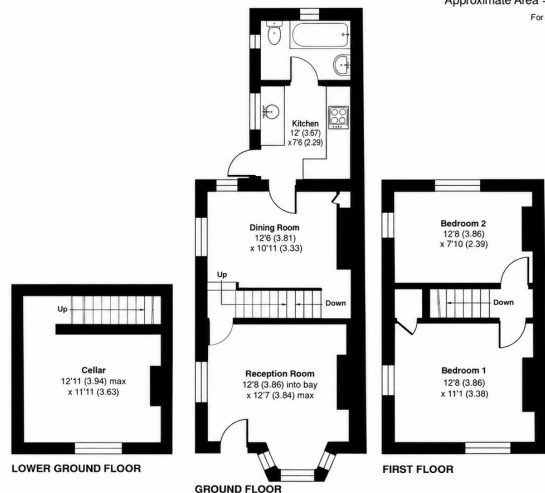
Disclaimer: Please note that approximately two years ago, during a period





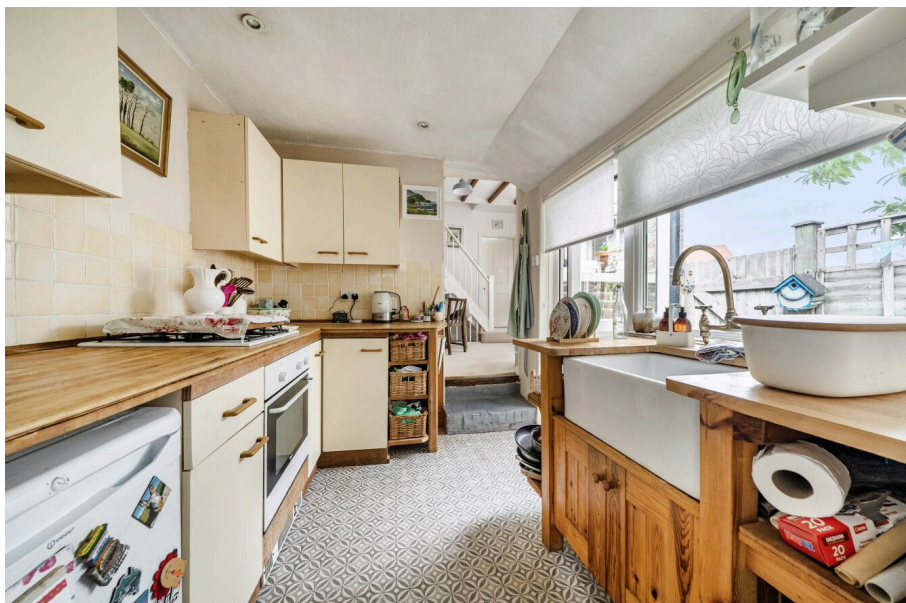
Corseley Road, Groombridge, Tunbridge Wells, TN3

Approximate Area = 796 sq ft / 73.9 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). ©nichom 2025. Produced for Brackett's. REF: 1493259

- NO ONWARD CHAIN
- Victorian end of terrace
- Working fireplace
- Village Location
- EPC D
- 2 Bedroom
- Bay Fronted Lounge
- Versatile Cellar Space
- Exposed beams
- Council Tax Band C



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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2023

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