

Rosehill Walk, Tunbridge Wells, Kent





A well presented townhouse set across three floors located in a sought-after and tucked away position just off Clarence Road.

Situation

The property is situated in a sought-after and tucked away position just off Clarence Road, close to the centre of Tunbridge Wells, within easy walking distance of the mainline station (just 0.2 of a mile). The property is set within a central location, close to the principal shopping areas with many major national stores in Royal Victoria Place and a wide variety of individual shops, cafes, and restaurants on the famous Pantiles and historic High Street.

Tunbridge Wells has a vast array of open spaces provided by a multitude of parks, including Tunbridge Wells Common which is just a stones throw away, Dunorlan Park, with its popular boating lake, the Grove and Calverley Park with outdoor tennis courts. Leisure facilities are a short distance away, which include two theatres, a sports and leisure centre, and two golf courses.

Schooling in the area is some of the best in Kent within the state and private sectors, including: Holmwood House, Rose Hill, Skinners, The Grammar School for Boys, and Tunbridge Wells Girls Grammar School.

Distances

Tunbridge Wells Station 0.2 of a mile (London Bridge from 40 minutes), The Pantiles 0.5 of a mile, The High Street 0.4 of a mile (All times and distances are approximate).



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The Property

The property opens up into a welcoming entrance hall with engineered oak flooring, with access to the integral garage on the left and cloakroom located on the right-hand side. To the rear of the ground floor is a fabulous open-plan kitchen/dining room with fitted wall and base units and integrated appliances; sliding doors provide access to a well-maintained garden.

On the first floor, there is a good sized living room with full-height windows. The principal bedroom is also located on this floor with intergrated storage and a well-appointed en suite.

There are three further bedrooms on the second floor with a large family bathroom with dual vanity.

Gardens and Grounds

The property is set on a secluded road with driveway parking and an integral single garage. To the rear of the property is a private south-facing garden with a sandstone terrace, perfect for al fresco dining.

Directions (TNI IHL)

From Tunbridge Wells station, head north up Mount Pleasant road towards Lonsdale Gardens; at the crossroads, turn left on to Church Road, and then after 0.1 miles, turn left on to Clarence Road. After a short distance, turn right on to Rosehill Walk, where the property (no 7) can be found after a short distance on the left-hand side.

Property Information

Local Authority Tunbridge Wells Borough Council, Tel. 01892 526121

Council Tax Band E

Tenure Freehold

Agent's Note Under the Estate Agents Act, we are obliged to advise that a vendor of this property is related to an employee of Knight Frank.

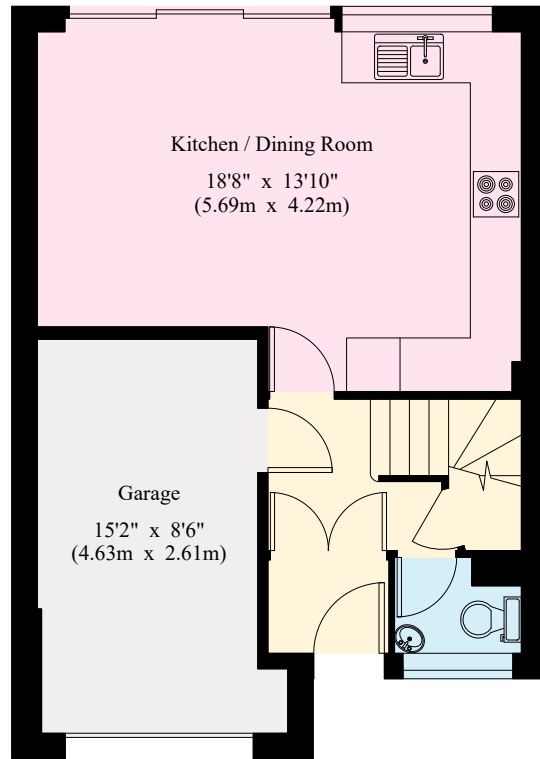
Viewings Strictly by prior appointment with Knight Frank, LLP



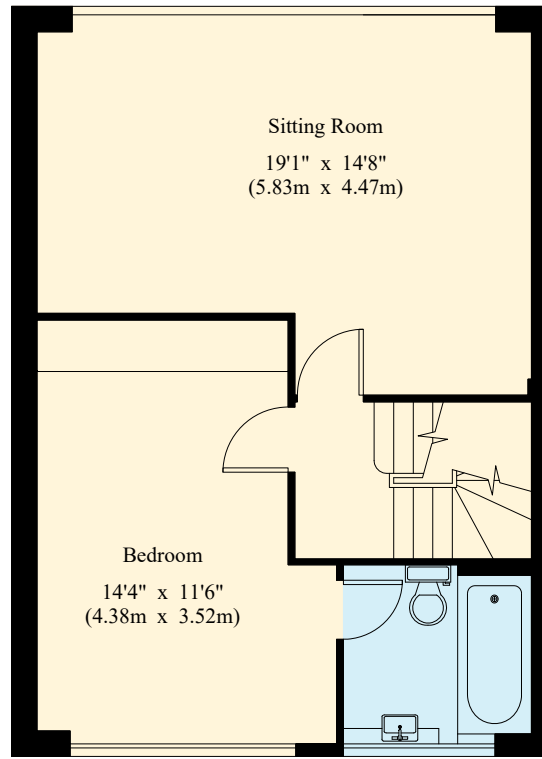
Approximate Gross Internal Floor Area

Total Area = 144.1 sq m / 1,551 sq ft

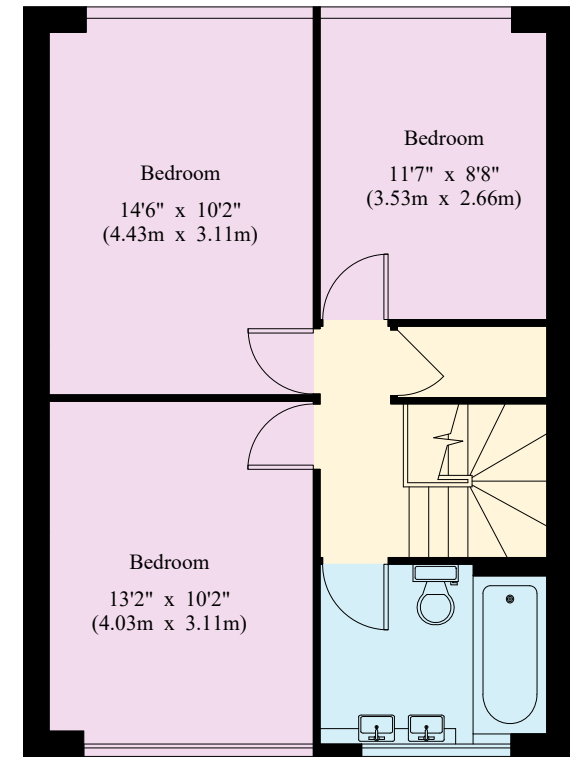
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Ground Floor



First Floor



Second Floor

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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Particulars dated October 2024. Photographs and videos dated October 2024.

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