



68a The Pantiles
Tunbridge Wells, Kent, TN2 5TN

**Batcheller
Monkhouse**

68a The Pantiles

3 bedroom townhouse in the picturesque Pantiles and within easy reach of all the amenities of Tunbridge Wells including the mainline station.

- Sitting Room with Balcony overlooking the Pantiles
- Dining Room
- Kitchen with Range Cooker
- Master Bedroom with WC
- 2 further Double Bedrooms
- Period Building and Features



AMENITIES

This period townhouse is located on The Pantiles, the elegant Georgian colonnaded walkway perfect for shopping, eating & drinking. A regular farmers' and craft market is held fortnightly on the colonnade and features an excellent range of stalls selling high quality local produce, hot foods, crafts, homewares and accessories. A supermarket, chemist & restaurants of all varieties are within walking distance, The mainline station with its fast and frequent trains to Central London is also a short walk away . A good range of schools within both the state and independent sectors, including those in the sought-after Kent Grammar system are located near by.

DESCRIPTION

68a The Pantiles is an elegant townhouse with a Juliette balcony off the sitting room, overlooking the picturesque and historic Pantiles.

The accommodation is arranged over 3 floors above the famous colonnade and provides spacious and well arranged accommodation. Throughout the property there are several original features including wooden floorboards and solid oak banisters.

The sitting room and dining room both have feature wood burning stoves. The sitting room and principal bedroom feature original stained glass French doors overlooking the Pantiles below. The kitchen/dining room, which overlooks Tunbridge Wells Common, is equipped with a range cooker and fridge freezer.

In the principal bedroom there is a further Juliette balcony, storage cupboards and WC.

On the top floor are two further adjoining bedrooms which are situated to the front. On this floor there is also a useful laundry room with washing machine. The family bathroom is well fitted and has a shower over the bath.



Additional Information:

Local Authority: Tunbridge Wells 01892 526121
www.tunbridgewells.gov.uk

Services: All mains services

Links: www.environment-agency.gov.uk, www.highways.gov.uk,
www.caa.co.uk, www.landregistry.gov.uk

Tenure: Freehold.

EPC: EPC rating F

REGION £575,000

VIEWINGS

For an appointment to view please contact our Tunbridge Wells Office, telephone 01892 512020

Battle
01424 775577
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NOTE:

Batcheller Monkhouse gives notice that:

1. These particulars including text, photographs and any plans are for the guidance of prospective purchasers only and should not be relied upon as statements of fact;
2. The particulars do not constitute any part of a Contract;
3. Any description provided herein represents a subjective opinion and should not be construed as statements of fact;
4. A detailed survey has not been carried out, nor have any services, appliances or specific fittings been tested;
5. All measurements and distances are approximate;
6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property;
7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;
8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.
9. Purchasers please note that in order to assist with your property purchase, we are able to refer you to a mortgage lender/broker. In these instances and if a mortgage is secured we may earn a referral fee. These fees vary in each case and purchasers will be informed if we receive a fee and the amount once this information is known. This service is of course not obligatory and you are free to use a mortgage provider of your choice.

