



**13 Eastlands Road**  
Tunbridge Wells, Kent, TN4 8JR

**Batcheller  
Monkhouse**

# 13 Eastlands Road

A much improved and well presented family home providing flexible accommodation including an excellent family kitchen. Conveniently located about a miles walk of the station on the south side of town.

- Entrance Hall
- Cloakroom
- Sitting Room
- Dining Room
- Family Kitchen
- Breakfast Room
- Master Bedroom
- 2 further Double Bedrooms
- Family Bathroom
- Off Road Parking
- South Facing Rear Garden
- No Chain



## AMENITIES

The property is situated on the south side of Tunbridge Wells and is yet within 0.75 of a mile of the historic Pantiles with its pavement cafes and independent retailers.

Tunbridge Wells mainline station is about 1.1 miles distant with regular commuter services to London Charing Cross/Cannon Street.

Tunbridge Wells is well served by favoured schools and within the locality is St Marks primary school and there are a wide range of further schools both state and independent catering for all age groups.

The town provides a variety of shopping and leisure attractions including theatres, cafes, pubs, restaurants, national retailers together with cricket, football, golf, rugby and tennis clubs. The A21 to the north of the town links to the M25 and national motorway network.

## DESCRIPTION

13 Eastlands is a much loved family home that has been in the same ownership for over 50 years, extended and improved in recent years and is now presented in excellent decorative order, with gas fired central heating and double glazing. Features of note include:

- Excellent L-shaped family kitchen with a range of modern high gloss units, working surfaces that extend to provide a breakfast bar, and contrasting tiled splashback.
- The breakfast room has a further window and door onto the rear garden. There is also a door through to a cloakroom/laundry and dining room with an additional entrance door from the recessed porch, making it an adaptable room/home office.
- The drawing room has a window to the front, sliding doors opening to the rear terrace and an inset contemporary fireplace.
- The first floor has 3 good bedrooms and a family bathroom.





## OUTSIDE

The front garden has off road parking and a flower and shrub bed. The rear garden is a good size and south facing with a paved terrace and a pagoda with mature grape vine. Steps lead up to areas of lawn with shrub and established flower borders and a garden shed.

## DIRECTIONS

From our offices in London Road, proceed on the A26 under the railway bridge and after the pelican crossing turn right into Summervale Road. At the t-junction turn left into Eastlands Road where number 13 will be found after a short distance on the left hand side after Eastlands Close.



### Additional Information:

**Local Authority:** Tunbridge Wells 01892 526121  
[www.tunbridgewells.gov.uk](http://www.tunbridgewells.gov.uk)

**Services:** All mains services connected (not checked or tested)

**Links:** [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk), [www.highways.gov.uk](http://www.highways.gov.uk),  
[www.caa.co.uk](http://www.caa.co.uk), [www.landregistry.gov.uk](http://www.landregistry.gov.uk)

**Tenure:** Freehold. Land Registry Title Number K492043

**EPC:** EPC rating D



**REGION £400,000**

## VIEWINGS

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

**Battle**  
01424 775577  
[battle@batchellermonkhouse.com](mailto:battle@batchellermonkhouse.com)

**Haywards Heath**  
01444 453181  
[hh@batchellermonkhouse.com](mailto:hh@batchellermonkhouse.com)

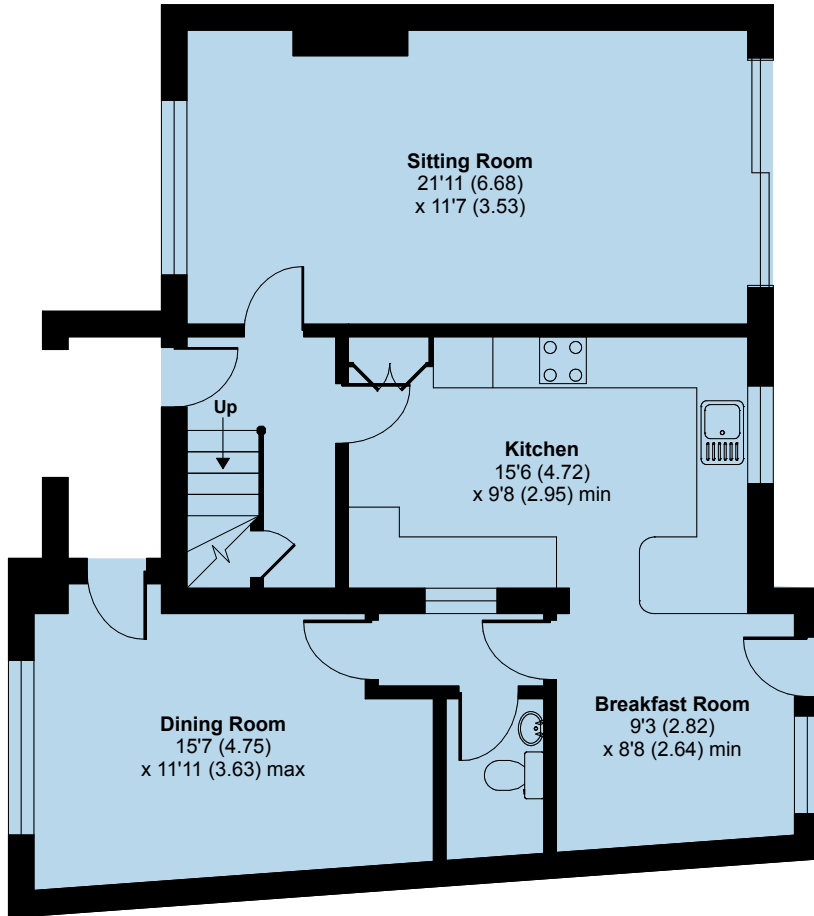
**Pulborough**  
01798 872081  
[sales@batchellermonkhouse.com](mailto:sales@batchellermonkhouse.com)

**Tunbridge Wells**  
01892 512020  
[twells@batchellermonkhouse.com](mailto:twells@batchellermonkhouse.com)

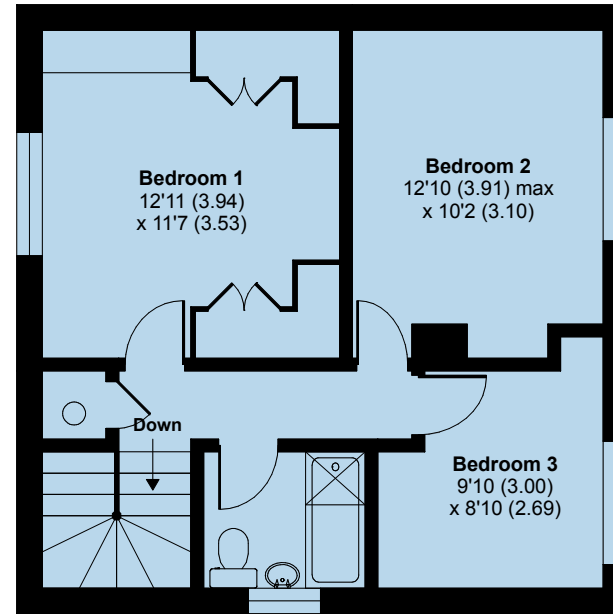
**London**  
Mayfair Office  
[mayfair@batchellermonkhouse.com](mailto:mayfair@batchellermonkhouse.com)

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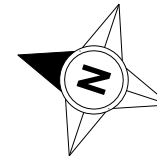
APPROX. GROSS INTERNAL FLOOR AREA 1280 SQ FT 118.9 SQ METRES



GROUND FLOOR



FIRST FLOOR



## 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.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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