



# 8 Berkeley Road

Tunbridge Wells, Kent, TN1 1YR

Batcheller  
Monkhouse

Our Corner of England



# 8 Berkeley Road

An attractive Victorian townhouse in need of modernisation in the heart of the popular Village Area, a short walk from the High Street, station and Grove Park.

## Ground Floor

- Entrance Hall
- Sitting Room
- Kitchen
- Rear Hall

## First Floor

- Two Bedrooms
- Bathroom
- Separate WC

## Second Floor

- Two Bedrooms (one is currently subdivided into 2)

## Lower Ground Floor

- Storage Room
- Workshop
- WC

## Outside

- Gardens to Front and Rear



## DESCRIPTION

8 Berkeley Road is offered for sale for the first time in 56 years and is now in need of complete modernisation and it would lend itself to adapting the accommodation during the improvement works. Berkeley Road is a highly favoured residential road in the heart of the favoured Village Area, within a quarter of a mile of the station and 0.1 of a mile of the High Street and Grove Park.

The main features of the property include:

- **Recessed entrance porch** through to **entrance hallway** with stairs rising.
- **Sitting room** with broad bay window to front, marble fireplace surround, picture rails and coved ceiling.
- **Kitchen** currently with a range of units, stainless steel sink with electric water heater over, fireplace surround and window to rear.
- **Rear hall** with door to garden and stairs down to the lower ground floor.
- The lower ground floor would lend itself for adapting to provide further accommodation and is currently arranged as a **store room** which is a good size room to the front with window to lightwell. The rear **workshop** is again a good size room with window to lightwell to the rear. There is also an understairs cupboard and a former **WC cloakroom** with window to side.
- First floor mezzanine with **cloakroom** with window to side and a **bathroom** with panelled bath, hand basin and window to front. There is a **double bedroom** with fireplace surround, wardrobe cupboard and window to front and a **second double bedroom** with a fireplace surround, window to rear and steep staircase rising to the second floor.
- Second floor **double bedroom** to the front with an attractive view across the Village Area, cupboard housing hot water cylinder. The **rear bedroom** is a double room currently sub-divided into two rooms interconnecting with a window to the rear.

## OUTSIDE

Front garden with pathway, shrubs and lawn. The rear garden is somewhat overgrown with a pathway, area of lawn, mature shrubs, dilapidated shed and a gate to a rear twitten.





## AMENITIES

**Local:** The property is located in the favoured Village Area, a short walk to the Pantiles and the High Street. Tunbridge Wells Tennis Club and the Nevill Cricket Ground are within easy reach with the mainline station just 0.3 of a mile distant.

**Towns:** Tonbridge (8.6 miles), Sevenoaks (15 miles).

**Transport:** Tunbridge Wells Station (0.3 miles).

**Schools:** There are a number of well regarded schools in the area including Claremont Primary School, The Mead, Rosehill and Holmewood House preparatory schools and boys and girls grammar schools.

**Leisure:** A variety of leisure and shopping facilities including the Trinity Theatre and Assembly Halls theatre, cafes, pubs, restaurants and independent and national retailers in the High Street and at the Royal Victoria Place shopping centre.

## DIRECTIONS

From the High Street proceed up Mount Sion taking the first turning on the left where the property will be found after a short distance on the right hand side.

**What3Words:** carry.loyal.rainy

### Additional Information

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

**Services (not checked or tested):** Mains electricity, drainage and water. No mains gas connected.

**Links:** [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk), [www.nationalhighways.co.uk](http://www.nationalhighways.co.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 K284012

**EPC:** EPC rating G

**Council Tax Band:** E



GUIDE PRICE £700,000 - £750,000

### 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)

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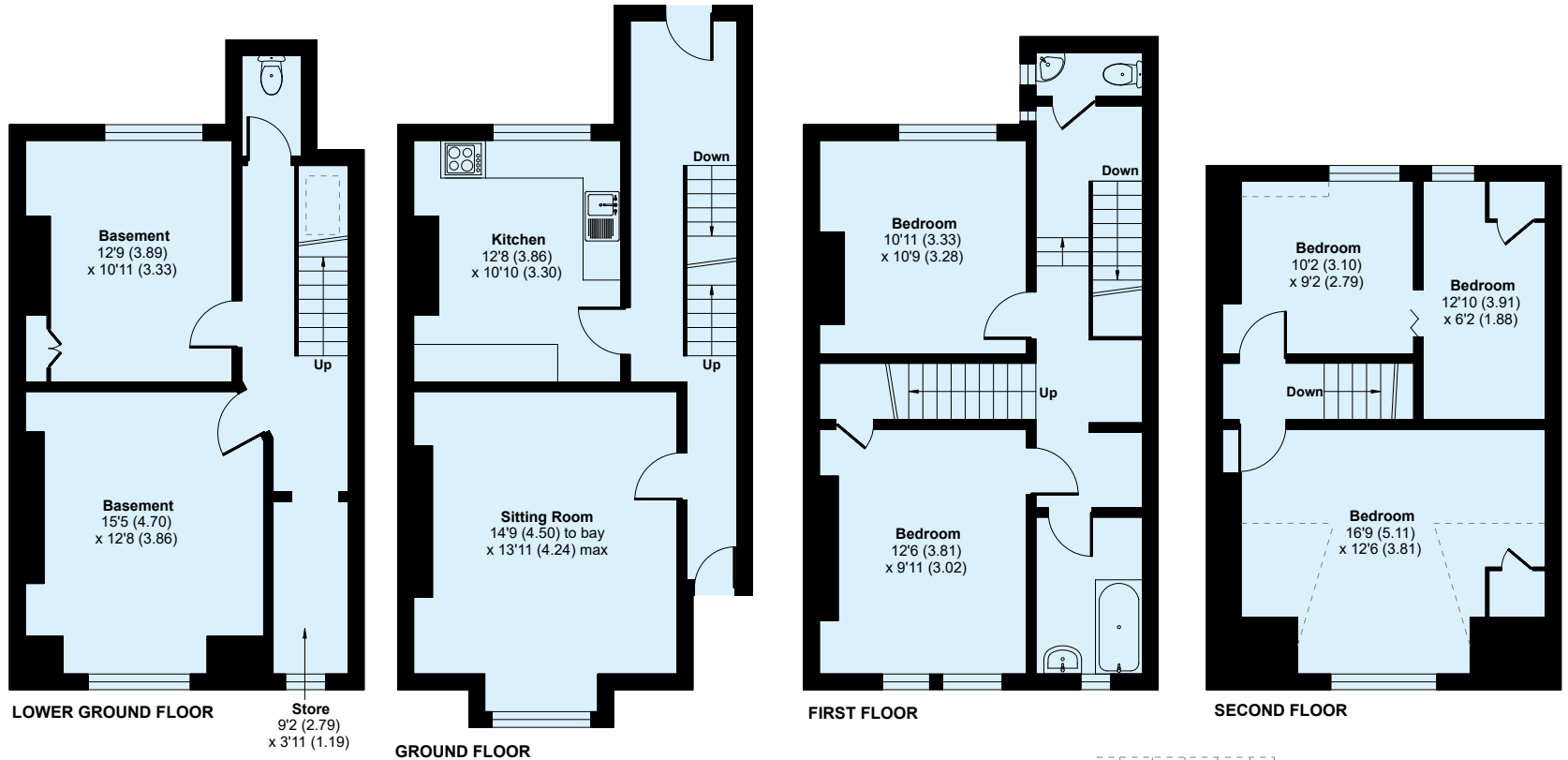
6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property;

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.

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Denotes restricted head height

 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Batcheller Monkhouse. REF: 1118102

# Berkeley Road, Tunbridge Wells, TN1 1YR

Approximate Area = 1896 sq ft / 176.1 sq m  
Limited Use Area(s) = 81 sq ft / 7.5 sq m  
Total = 1977 sq ft / 183.6 sq m

For identification only - Not to scale

