



**Flat 2, 48 Silverdale Road, Tunbridge Wells, Kent,
TN4 9HZ**

Guide Price £350,000 Share of Freehold

- STUNNING two double bedroom spacious period conversion
- MAISONETTE
- 1110 SQUARE FEET
- Two Luxury bathroom (one en-suite)
- Large kitchen/breakfast room
- Spacious rear garden
- 50% SHARE OF FREEHOLD
- VERY LONG LEASE
- NO SERVICE OR MAINTENANCE CHARGES
- Very popular residential area walking distance to town centre
- Walking distance to railway station (High Brooms)



A HIDDEN GEM**BEAUTIFULLY PRESENTED This two double bedroom very spacious first floor Maisonette with its own private entrance, is situated in a very popular residential area walking distance to the railway station which offers a fast direct service to all London MLS in under the hour. It is also walking distance to a variety of local shops in the area to include a late night Co-op, a bakery and a number of other shops and cafeterias to serve the local community. This stunning Maisonette could be compared to a house as it has a number of very spacious rooms, with large picture windows, to include a comfortable living room and two luxury bathrooms. There is a delightful good sized rear garden which is very popular with the current vendors as it is a perfect *space for relaxation after a long day. The accommodation is spread over two floors comprising a large spacious living room, a kitchen breakfast room and a bathroom on the first floor with stairs leading up to the second floor providing two large double bedrooms and an en suite. The owner has created very comfortable living space, and has introduced soft and relaxing grey/white tones throughout. Gas fired central heating. Double glazed throughout. 50% SHARE OF FREEHOLD. NO SERVICE OR MAINTENANCE CHARGES. A VERY LONG LEASE.

Viewing Information

To View this property please contact Jenny Ireland at Mother Goose Estate Agents.



Location

Silverdale Road has great access to local activities. It is a few minutes walk to Grosvenor and Hilbert Park recently transformed through Lottery funding to host a wetland nature reserve, large pond and woodlands, perfect for dog walkers and runners. There is also a well-designed play area for younger and older children next to a modern café. Also within walking distance is a Fusion sports centre that offers racket sports, trampolines, swimming and wide choice of exercise classes. A very popular climbing wall, martial arts school and yoga studios are also a stone's throw away. Tunbridge Wells town centre is easily accessible by foot where you will find a large variety of smart high street brands and boutiques, the Victoria Shopping Precinct as well as an array of great bars and restaurants. For cultural interests there is the Trinity Arts Centre, Forum live music venue and the historical Pantiles hosts live jazz on the bandstand throughout the Summer, as well as ever popular food fairs and street markets. Walking distance to the railway station with fast trains to all MLS in under an hour.

First Floor

Hallway

Private entrance from the street level with stairs leading up to the first floor. Built-in cupboard housing gas boiler and shelving. Window to side. Radiator.



Living Room

Large picture windows to front. Two radiators. Staircase up to second floor.

Kitchen/Breakfast Room

Windows to rear. Wood flooring. Built-in storage cupboard with shelving. Space for a large table and 6 chairs. Black stone effect work top housing a ceramic sink unit with drainer. Built-in electric four ring hob with electric oven below and extractor fan above. Attractive glass back plate. Space for fridge freezer. Integrated dish washer and plumbing for washing machine. An attractive range of eye level and base units.

Bathroom

Window to side. Wood effect flooring. Three piece bathroom suite comprising a bath with wood panelling to the front. Hand held gravity shower unit. Partially integrated wash basin with speckled effect ledge above and built in vanity cupboards below. WC to match with a concealed flush. Wall mounted chrome towel rail.

Second Floor

Master Bedroom

Stairs from living room leading up to second floor with window to side. Large picture window to rear. A generous display of built-in cupboards and drawers for storage. Radiator. Door to Ensuite Shower Room.

Ensuite Shower Room

Fully tiled shower cubicle with glass panel door divide. Wall mounted 'Rain Shower' gravity unit with additional hand held shower unit. Fully integrated wash basin with double storage fitted units below. Additional shelving. Wall mounted chrome ladder style radiator,

Bedroom Two

Large picture windows to front. Two built-in wardrobes for storage. Radiator.

Outside

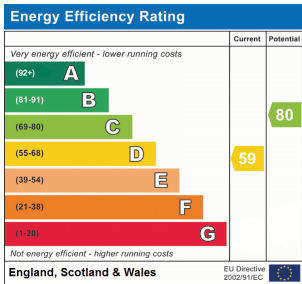
Front Garden

Private access to side door. Paved access to rear garden.



Rear Garden

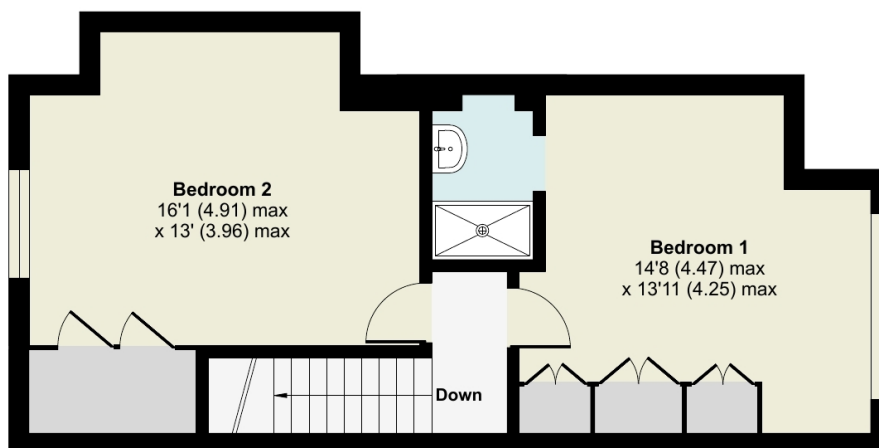
Large paved area with a low picket fence divide. 6' wooden fence panel surround. Deep flower beds housing some mature shrubs and plants.



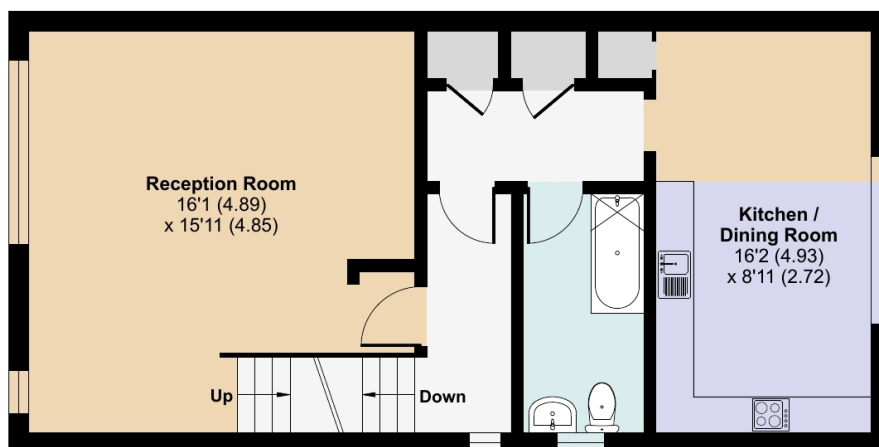
Silverdale Road, Tunbridge Wells, TN4

Approximate Area = 1111 sq ft / 103.2 sq m

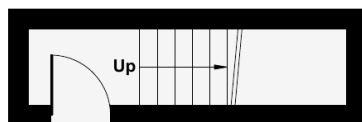
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SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Mother Goose Estate Agency Ltd. REF: 1301799