

Guide Price

£400,000

Garnham
H Bewley

Flat 1 34 Broadwater Down, Tunbridge Wells



- Split Level Apartment
- Two Double Bedrooms
- 24ft x 17ft Drawing Room
- Kitchen/Dining Room
- Bathroom and En-suite
- Cloakroom
- Garage and Off Road Parking
- Share of Freehold

For further information contact Garnham H Bewley:

Tel: 01342 410227 | Email: eastgrinstead@garnhamhbewley.co.uk



Flat 1 34 Broadwater Down, Tunbridge Wells TN2 5NX

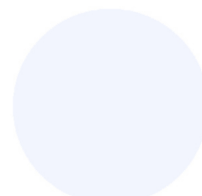
Garnham H Bewley are delighted to bring to the market this beautifully presented and generously proportioned two double bedroom split-level apartment, ideally located on the highly sought-after Broadwater Down. The property showcases an array of striking character features, including elegant sash windows that open directly onto the communal gardens. The spacious accommodation includes an impressive 24ft x 17ft drawing room, a principal bedroom with en-suite, a well-appointed kitchen/dining room, family bathroom, cloakroom, communal gardens, garage, off-road parking, and the benefit of a share of the freehold. Internal viewing is highly recommended to fully appreciate the charm, space, and quality of this exceptional home.

Ground Floor A communal entrance leads to the private front door and welcoming entrance hall, which provides access to the cloakroom. The kitchen/dining room is fitted with an extensive range of wall and base units complemented by granite work surfaces, an inset 1½ bowl sink with drainer, space for a range cooker with extractor hood, fridge/freezer, integrated dishwasher and washing machine, plus ample room for a dining table and chairs. Additional features include under-cupboard lighting and two front-aspect windows. The elegant drawing room features a character fireplace, stairs leading down to the basement level, and full-length sash windows opening directly onto the communal gardens. The principal bedroom benefits from fitted wardrobes, front-aspect sash windows with plantation shutters, and access to the en-suite, which is fitted with a shower cubicle, wash hand basin, low-level WC, and underfloor heating.

Basement Level The lower ground floor provides a second double bedroom with rear-aspect window, along with a stylish family bathroom featuring a freestanding roll-top bath with mixer taps and shower attachment, separate double shower cubicle, wash hand basin, low-level WC, heated towel rail, and extractor fan.

Outside The property further benefits from communal gardens, off-road parking, and a garage.

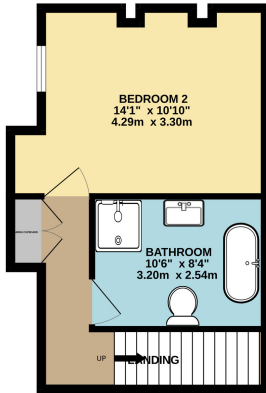
Disclaimer: Please note this property is owned by one of the directors of Garnham H Bewley



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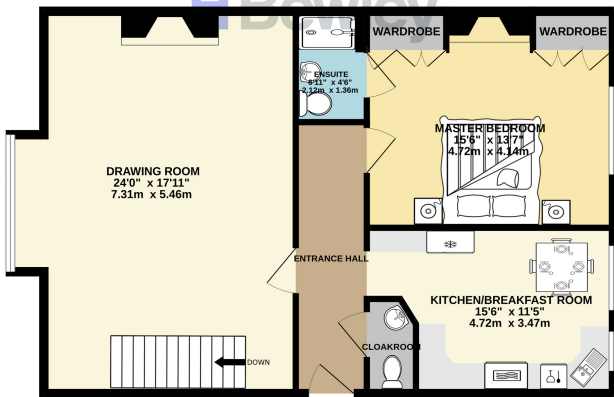
Accommodation

BASEMENT LEVEL
351 sq.ft. (32.6 sq.m.) approx.



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GROUND FLOOR
895 sq.ft. (79.4 sq.m.) approx.



TOTAL FLOOR AREA: 1206 sq.ft. (112.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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**Ground Floor
Entrance Hall**

Cloakroom

Drawing Room

24' x 17' 11" (7.32m x 5.46m)

Kitchen/Dining Room

15' 6" x 11' 5" (4.72m x 3.48m)

Master Bedroom

15' 6" x 12' 2" (4.72m x 3.71m)

En-suite

6' 11" x 4' 6" (2.11m x 1.37m)

**Basement
Bedroom 2**

14' 1" x 10' 10" (4.29m x 3.30m)

Family Bathroom

10' 6" x 8' 4" (3.20m x 2.54m)

**Outside
Outside**

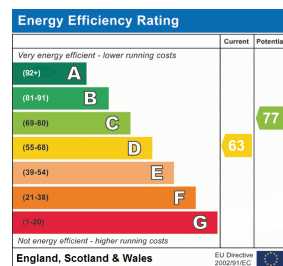
Communal Gardens

Garage

Off Road Parking



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