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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 20th August 2024



EAST CLIFF ROAD, TUNBRIDGE WELLS, TN4

OIRO : £550,000

Martin & Co Tunbridge Wells

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Three-bedroom semi-detached house on East Cliff Road, TN4. Spacious lounge, dining room, kitchen, 3 bedrooms on the first floor, 60ft garden, front lawn, and side access. While fully double-glazed and centrally heated, the home offers an excellent opportunity for updating. Ideal location near schools, shops, and transport links.

PROPERTY

Located on the desirable East Cliff Road in Tunbridge Wells, this three-bedroom semi-detached house offers great potential for those looking to create their ideal home. The property features a spacious lounge at the front, perfect for family gatherings. The dining room, which opens directly onto the rear garden, offers a lovely space for meals and entertaining. The kitchen, with its practical side access, is functional but could benefit from some modern updates. The house includes a family bathroom and a separate W/C, and while the property is fully double-glazed and equipped with gas-fired central heating, there's an opportunity to refresh the interiors to your personal taste.

OUTSIDE

The outdoor space is a real highlight, with a generously sized rear garden that extends approximately 60ft. The garden is well-stocked and laid to lawn, offering plenty of space for outdoor activities. A small patio area provides a spot for relaxing or dining outside. Side access to the garden, as well as access through the dining room, adds convenience. The front of the house features a lawned garden,

LOCATION

East Cliff Road is a sought-after location in Tunbridge Wells, known for its leafy surroundings and strong community spirit. The TN4 area offers excellent local amenities, including shops, cafes, and highly regarded schools. For commuters, Tunbridge Wells railway station and High Brooms is conveniently close, providing regular services to London. This property presents a fantastic opportunity to put your stamp on a well-located home in a vibrant and convenient area.



Property

Type:	Semi-Detached
Bedrooms:	3
Plot Area:	0.06 acres
Council Tax :	Band E
Annual Estimate:	£2,735
Title Number:	K222943

OIRO:	£550,000
Tenure:	Freehold

Local Area

Local Authority:	Kent
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Very Low

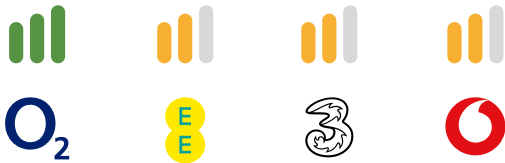
Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

16	80	1000
mb/s	mb/s	mb/s
		

Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:

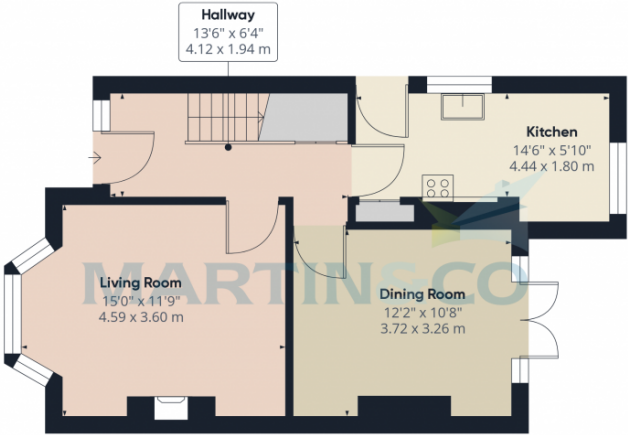




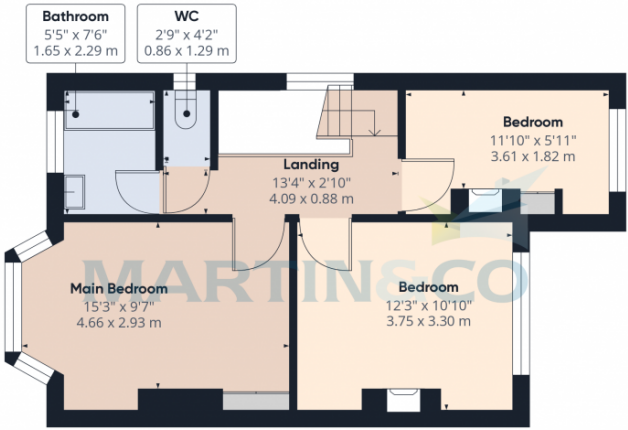




EAST CLIFF ROAD, TUNBRIDGE WELLS, TN4



Ground Floor



Floor 1

Approximate total area[†]
953.04 ft²
88.54 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

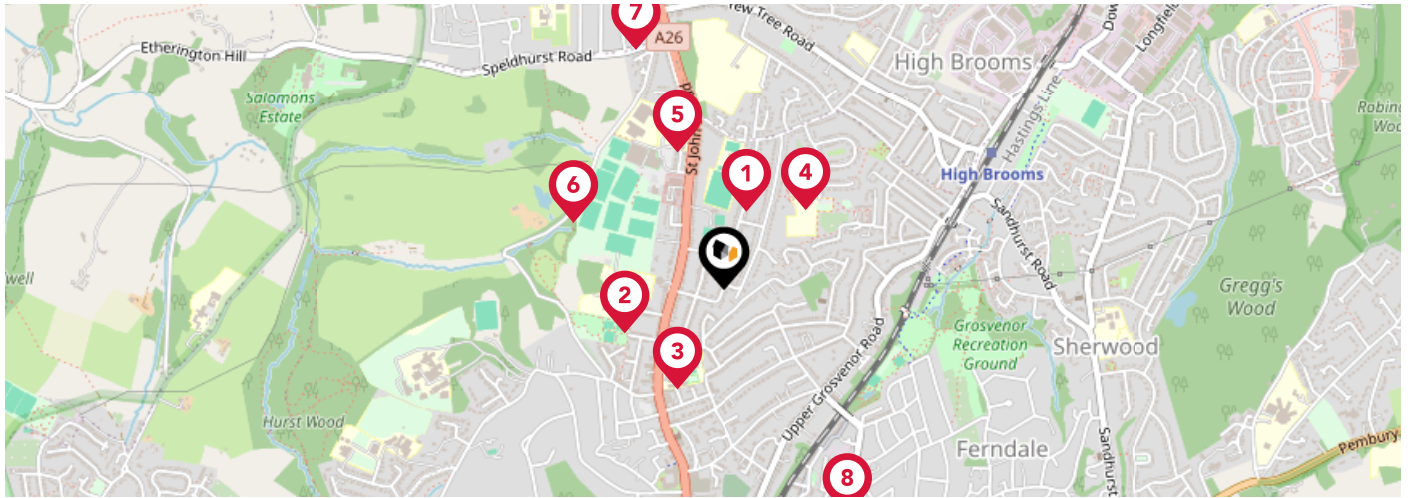
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EAST CLIFF ROAD, TUNBRIDGE WELLS, TN4

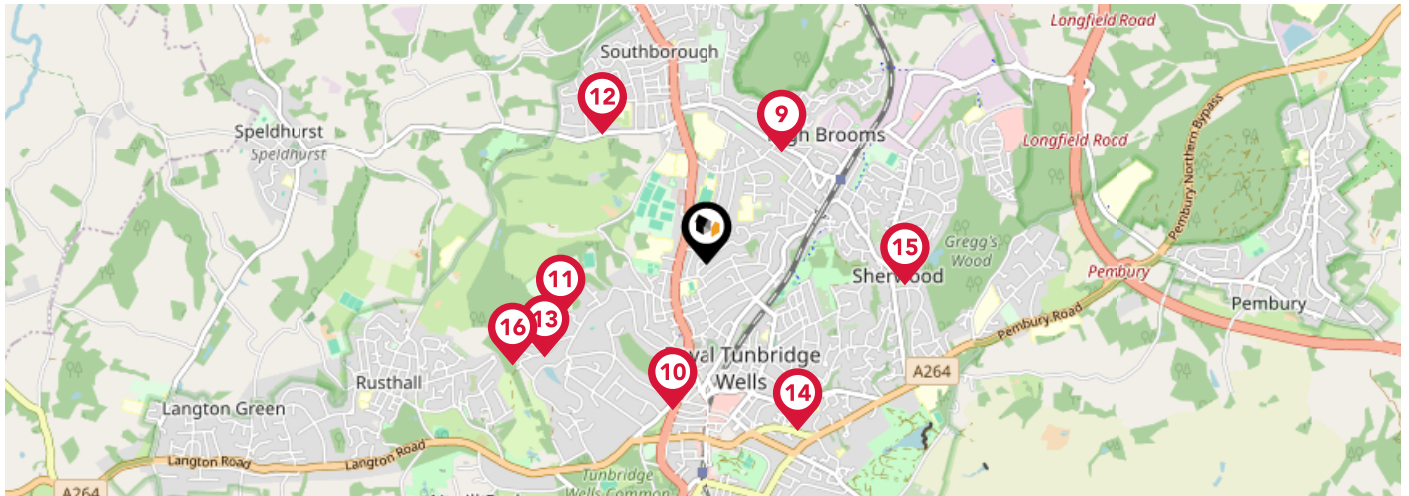










EAST CLIFF ROAD, TUNBRIDGE WELLS, TN4





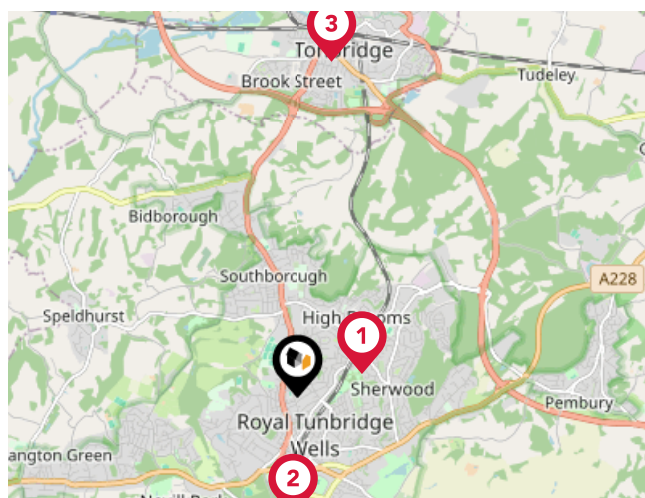
		Nursery	Primary	Secondary	College	Private
1	St Augustine's Catholic Primary School Ofsted Rating: Good Pupils: 273 Distance:0.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Tunbridge Wells Girls' Grammar School Ofsted Rating: Outstanding Pupils: 1042 Distance:0.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	The Skinners' School Ofsted Rating: Good Pupils: 1118 Distance:0.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St John's Church of England Primary School Ofsted Rating: Good Pupils: 630 Distance:0.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Tunbridge Wells Grammar School for Boys Ofsted Rating: Good Pupils: 1730 Distance:0.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Gregory's Catholic School Ofsted Rating: Outstanding Pupils: 1313 Distance:0.38	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Two Bridges School Ofsted Rating: Special Measures Pupils: 1 Distance:0.59	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Barnabas CofE VA Primary School Ofsted Rating: Good Pupils: 204 Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	St Matthew's High Brooms Church of England Voluntary Controlled Primary School Ofsted Rating: Requires improvement Pupils: 358 Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Wells Free School Ofsted Rating: Good Pupils: 210 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bennett Memorial Diocesan School Ofsted Rating: Outstanding Pupils: 1897 Distance:0.72	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Southborough CofE Primary School Ofsted Rating: Good Pupils: 614 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Rose Hill School Ofsted Rating: Not Rated Pupils: 242 Distance:0.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St James' Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 629 Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Temple Grove Academy Ofsted Rating: Good Pupils: 197 Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bishops Down Primary and Nursery School Ofsted Rating: Requires improvement Pupils: 224 Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

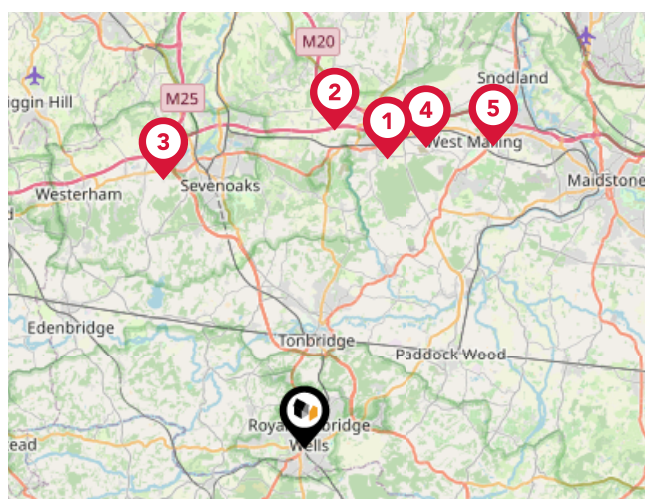
Area

Transport (National)



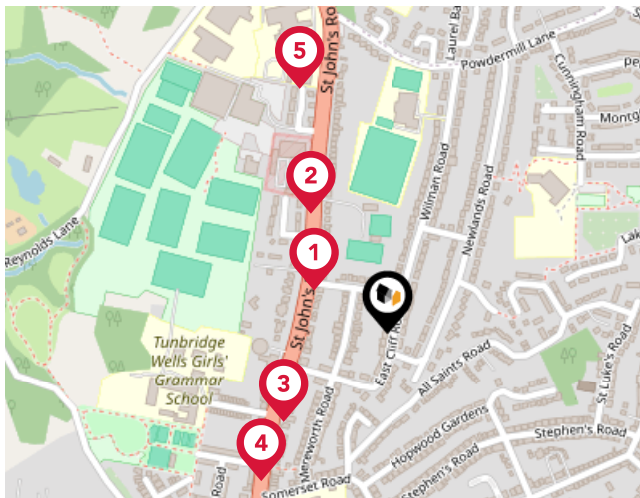
National Rail Stations

Pin	Name	Distance
1	High Brooms Rail Station	0.64 miles
2	Tunbridge Wells Rail Station	1.11 miles
3	Tonbridge Rail Station	3.14 miles



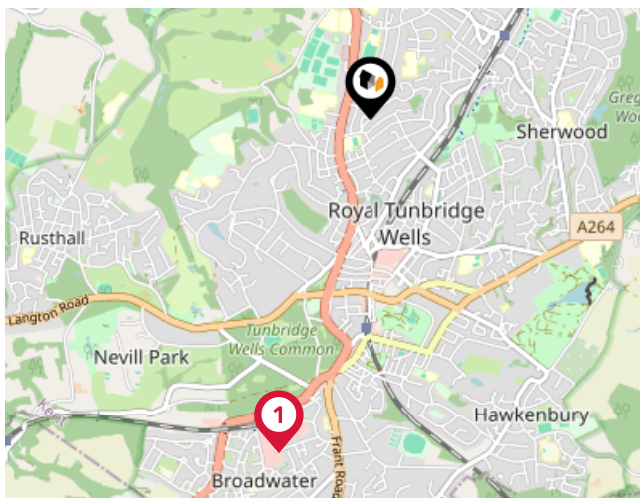
Trunk Roads/Motorways

Pin	Name	Distance
1	M26 J2A	11.22 miles
2	M20 J2	11.9 miles
3	M25 J5	11.32 miles
4	M20 J3	12.12 miles
5	M20 J4	13.27 miles



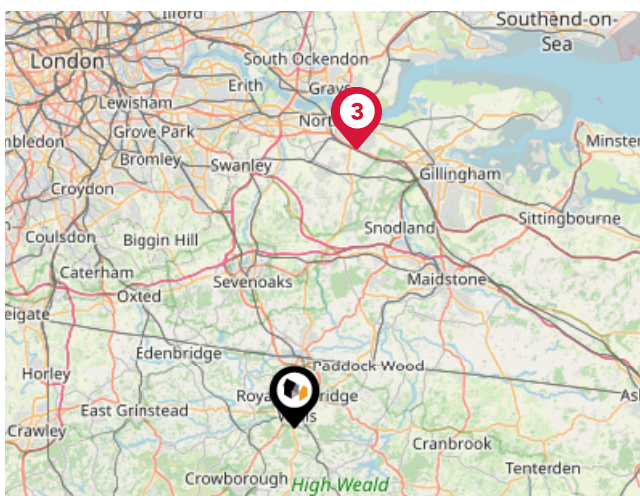
Bus Stops/Stations

Pin	Name	Distance
1	YMCA	0.1 miles
2	TA Centre	0.17 miles
3	East Cliff Road	0.16 miles
4	Beltring Road	0.23 miles
5	Tunbridge Wells Boys' Grammar School	0.3 miles



Local Connections

Pin	Name	Distance
1	Tunbridge Wells West (Spa Valley Railway)	1.61 miles



Ferry Terminals

Pin	Name	Distance
1	Tilbury Ferry Stop	21.15 miles
2	West Street Pier	21.17 miles
3	Town Pier	21.17 miles



Martin & Co Tunbridge Wells

Here at Martin & Co Tunbridge Wells, we're proud to have been providing specialist advice and guidance across all areas of the residential property market to the communities of Tunbridge Wells, Southborough, Rusthall, Langton Green, Crowborough, and Pembury since 2009.

Franchisee David Rogers brings over thirty years' experience within the industry, encompassing everything from estate agency and property management, to new build development, and is a member of the Association of Residential Lettings Agency (ARLA) and the National Association of Estate Agents (NAEA).

Testimonial 1



We dealt with David from Martin and Co, when we were buying our family home during this pandemic. Despite David representing the seller and not us, we were impressed with David's efficiency, politeness and understanding of people. I feel with David's help, the purchase went much smoother and the process was much quicker than we expected. David is very professional and prompt in dealing with any query you have.

Testimonial 2



Happy to vouch for Martin & Co as both Sales and Lettings. Managed the renting of my property very well. David and the rest of his team were always available and quick to respond. Would definitely highly recommend. Personalized property portal for managing the rental very efficient. Same applies to sales.

Testimonial 3



We had a fantastic experience with Martin & Co in Tunbridge Wells. We were impressed by their reasonable rates, quick responses and the efforts which they went to in marketing our property – the 360 degree photo tour which they created was fantastic. A huge bonus for us is that Martin & Co don't try to sell financial products, which means that their only motivation is to sell the property to the best buyer. A big thank you to David for all your hard work.



/Martin-Co-Tunbridge-Wells



/mac_tunbridge_w

Martin & Co Tunbridge Wells

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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