



**Frant Road, Tunbridge Wells, TN2**  
**£450,000**

Set back from the highly desirable Frant Road in Tunbridge Wells, this 2-bedroom ground floor apartment exudes charm and spaciousness.

Upon entering, you are welcomed by an entrance hall with tiled flooring and high ceilings, which set the tone for the rest of the property. The rustic period features and beautiful stained glass windows in both the reception room and bedrooms add character and elegance, creating a bright and airy atmosphere throughout. The spacious reception room is perfect for relaxation and entertainment, featuring a working fireplace and wood flooring throughout.

The newly refurbished kitchen with a breakfast bar is another standout feature, combining modern style with functionality. The property boasts two generously sized bedrooms, each offering a sense of comfort and tranquility. A recently refurbished bathroom completes the apartment, with modern fixtures and a clean, neutral finish that complements the overall aesthetic.

One of the unique features of this property is the 500 sqft basement, offering excellent potential for additional storage, a home gym, or even a workshop. This valuable space can be tailored to suit your lifestyle and needs, adding to the overall appeal of the property.

Situated in the sought-after southern part of Tunbridge Wells, the property offers convenient access to the town's main shopping areas, including Royal Victoria Place. The charming Pantiles and Old High Street are just a short walk away, home to a mix of boutique shops, independent cafes, and annual fairs and festivals.

For those who enjoy open spaces, nearby parks such as Dunorlan Park, Calverley Grounds, and The Grove provide plenty of areas to relax and unwind.

The local area is renowned for its outstanding educational options, with primary schools like The Mead, Rose Hill, and Holmewood Preparatories within easy reach.

This ground floor apartment presents an excellent opportunity for first-time buyers, professionals, or anyone seeking a home that combines rustic charm with modern convenience, the added benefit of a substantial basement, and access to a shared garden, all within walking distance of The Pantiles.

Council Tax Band: D (Tunbridge Wells Borough Council)

Tenure: Share of Freehold (980 years)

Service Charge: £1,200 per year

Parking options: Driveway, Garage





Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

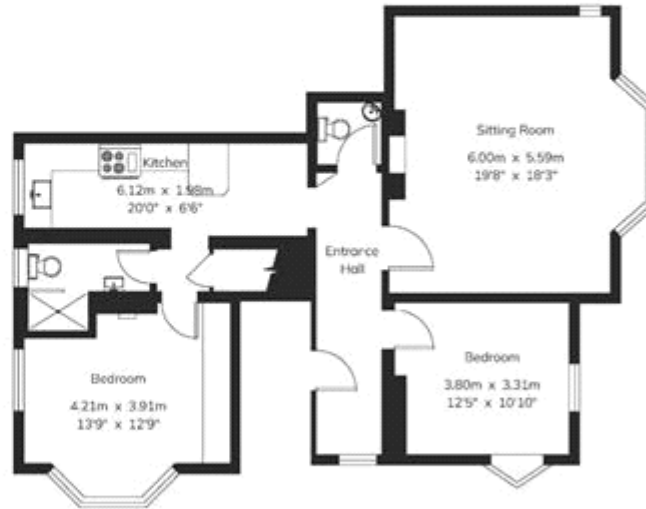
## Flat 1, 8 Frant Road

Flat - Gross Internal Area : 93.6 sq.m (1008 sq.ft.)  
 Basement - Gross Internal Area : 48.0 sq.m (516 sq.ft.)  
 Total - Gross Internal Area : 141.6 sq.m (1524 sq.ft.)

Garage - Gross Internal Area : 12.8 sq.m (137 sq.ft.)



Basement



Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			71
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.