



Blackthorn Avenue, Tunbridge Wells
£365,000

Impressive 2-bedroom property in the desirable area of Tunbridge Wells | Freehold

This charming two bedroom property is nestled in the highly desirable north of Tunbridge Wells, offering an exceptional opportunity for first time buyers or those seeking a refurbishment project. Boasting a fantastic location and versatile living spaces, this home is brimming with potential.

Inside this property leads into a spacious living room/diner filled with lots of natural light. Complete with sliding doors which open out onto the rear garden, seamlessly blending indoor and outdoor living.

The modern kitchen is thoughtfully designed with both low and high level cupboards, with space for an under-counter fridge and freezer, ensuring the kitchen remains sleek and uncluttered. Completing the ground floor is a convenient downstairs WC, adding to the property's functionality.

There are two generous sized bedrooms upstairs, providing flexibility. The well appointed family bathroom is also located on this floor, providing convenience.

Additionally, there is access to a small loft, offering extra storage space.

Outside, the property features a driveway with space for two cars, with an electric charging point, a rare and valuable asset in this area.

Situated in a sought-after neighbourhood in Tunbridge Wells, this property enjoys close proximity to local supermarkets, gyms and retail stores.

Council Tax Band: C (Tunbridge Wells Borough Council)

Tenure: Freehold

Parking options: Off Street

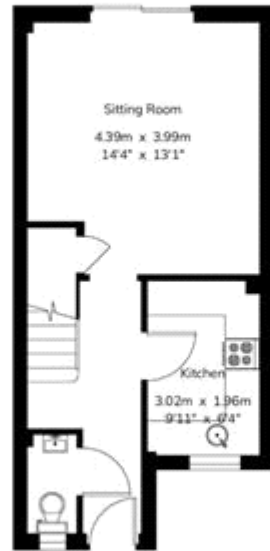
Garden details: Rear Garden



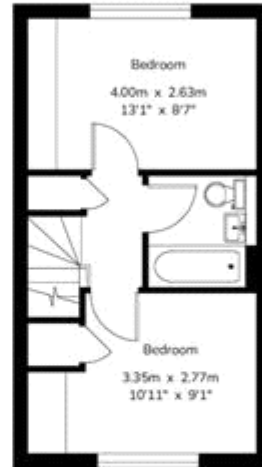
Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, 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.

112 Blackthorne Avenue

Gross Internal Area : 63.5 sq.m (683 sq.ft.)



Ground Floor



First Floor



For Identification Purposes Only.

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Energy Efficiency Rating				
	Current	Potential		
Very energy efficient - lower running costs				
(92-)	68	88		
A				
(81-91)				
B				
(69-80)				
C	68	88		
(55-68)				
D				
(39-54)				
E	68	88		
(21-38)				
F				
(1-20)	68	88		
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.