



17 Roedean Road

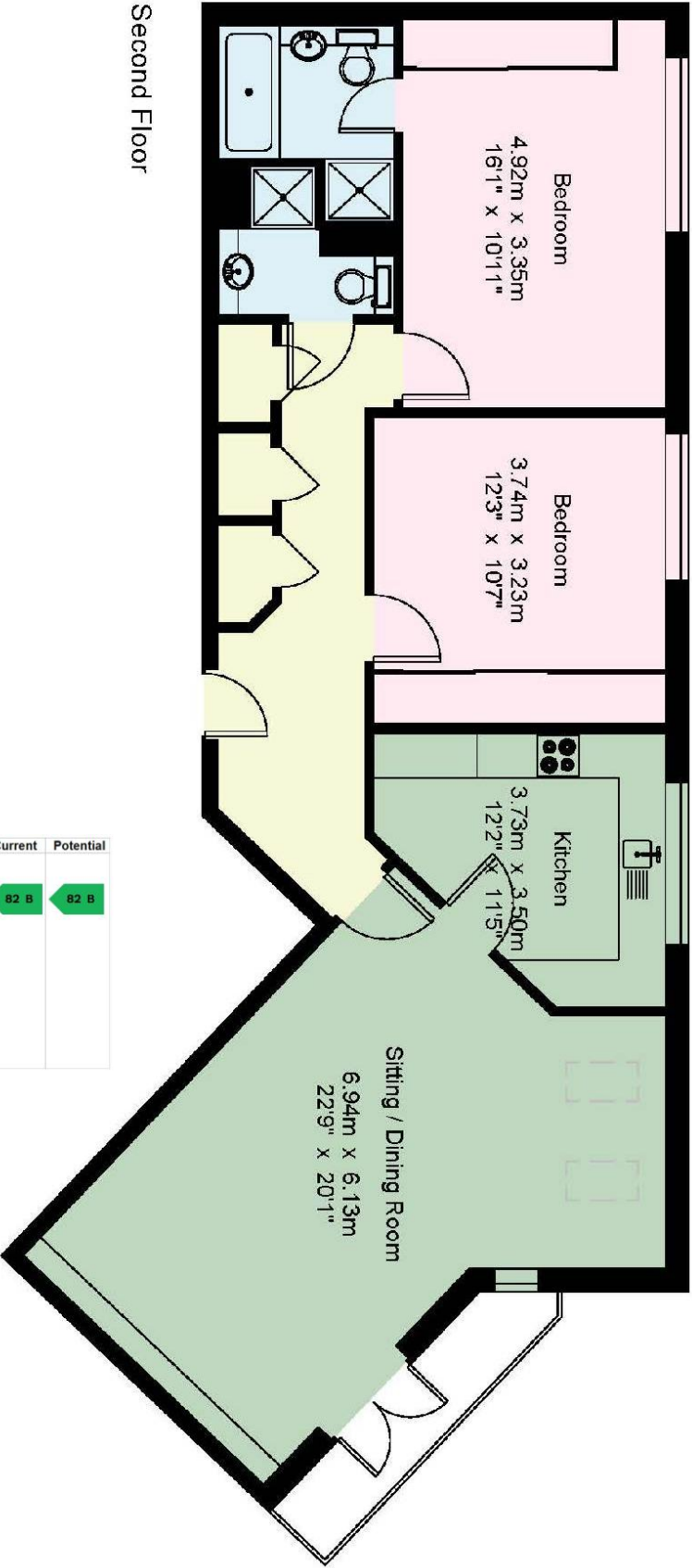
Tunbridge Wells, TN2 5JY

SUMNER PRIDHAM

A well-presented balconied top floor apartment in a gated development between Warwick Park and Frant Road, set in landscaped grounds within walking distance to the Pantiles and mainline station.

Communal Hall, Hall, Sitting/Dining Room. Kitchen, 2 Double Bedrooms, ensuite Bathroom, separate Shower Room, Gas Fired Central Heating , Double Glazed Windows, Car Port, Visitor Parking, Landscaped Gardens.

Guide price £625,000 - £650,000 Share of Freehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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29 Vale Road
Tunbridge Wells
Kent
TN1 1BS

www.sumnerpridham.co.uk
info@sumnerpridham.co.uk
01892 516615

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Property Description

- ◆ An attractive 2 bedroom balconied apartment in an exclusive development within walking distance of the Pantiles and mainline station.
- ◆ Security gated entrance, beautiful, landscaped gardens, car port and visitor parking.
- ◆ Lovely views from the sitting room balcony.
- ◆ Video entrance phone, lift and staircase to the top floor.
- ◆ Front door to a spacious hall with 2 built in storage cupboards, plus a boiler cupboard.
- ◆ Attractive light wooden flooring throughout all the main rooms.
- ◆ Spacious sitting/ dining room features wall to wall fitted shelves, designated space for television, French doors lead out to balcony with a delightful treelined backdrop and sufficient space for bistro table and chairs plus pots etc.
- ◆ Kitchen fitted with granite worksurfaces over 3 walls and integrated Siemens 5-ring hob, extractor, electric oven, fridge freezer and dishwasher, and integrated washing machine and microwave.
- ◆ Comprehensive range of cupboards and drawers, inset stainless steel sink beneath a wide set of led light windows.



- ◆ Double bedroom 1 with built in wardrobe cupboards, views to the front via attractive double glazed windows.
- ◆ Ensuite bathroom fitted with shower cubicle, separate panelled bath with handheld shower unit, washbasin with vanity cupboard beneath, low level WC with concealed cistern, half tiled walls, large wall mirror, air extractor, chrome towel rail and heated tiled floor.
- ◆ Bedroom 2 with built in wardrobe cupboards and set of windows to the front.
- ◆ Separate shower room with walk in shower, wall hung vanity unit, chrome towel rail, wall mirror, low level WC with concealed cistern and air extractor.

Outside

- ◆ One of the features of this property is its pleasant setting and landscaped gardens which is for the enjoyment of residents laid mainly to lawn with mature shrubs and seating areas.
- ◆ Car Port with allocated space for number 17, plus visitor parking elsewhere.
- ◆ Dustbin Store.

Location

- ◆ Roedean Heights is in a prime location within the town, being located between Warwick Park and the Frant Road, within easy walking distance of the Pantiles, and High Street with its wide range of independent shops, cafes and restaurants.
- ◆ The mainline station is 0.7 miles distant with its fast and regular services to London and the coast.

Practicalities

- ◆ The property is held under a 999 year lease which commenced on 1st January 2012 with a share of freehold.
- ◆ Service Charge is £162.24 per month and there are 17 apartments altogether.

Viewing

Strictly by appointment only through sole agents Sumner Pridham
01892 516615 info@sumnerpridham.co.uk

