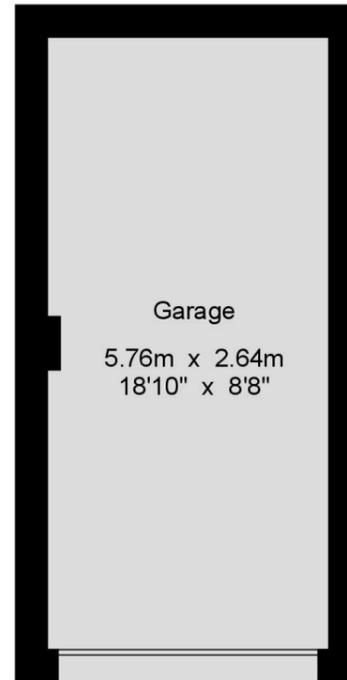


Fourth Floor



13 Heathfields

House - Gross Internal Area : 68.6 sq.m (738 sq.ft.)
 Garage - Gross Internal Area : 15.2 sq.m (163 sq.ft.)



For Identification Purposes Only.
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13 Heathfields Sandrock Road,
 Tunbridge Wells, TN2 3PU



A beautifully light and spacious fourth floor dual aspect apartment in a mid-century building close to Dunorlan Park and 1.2 miles from the mainline station. Benefitting from outstanding views and a balcony out from its main reception room.

Hall and Lift to fourth floor, Entrance Hall, Cloakroom, dual aspect Sitting/Dining Room, fitted Kitchen 2 Double Bedrooms, Shower Room, Electric Heating, Double Glazed Windows, Communal Garden and Garage.

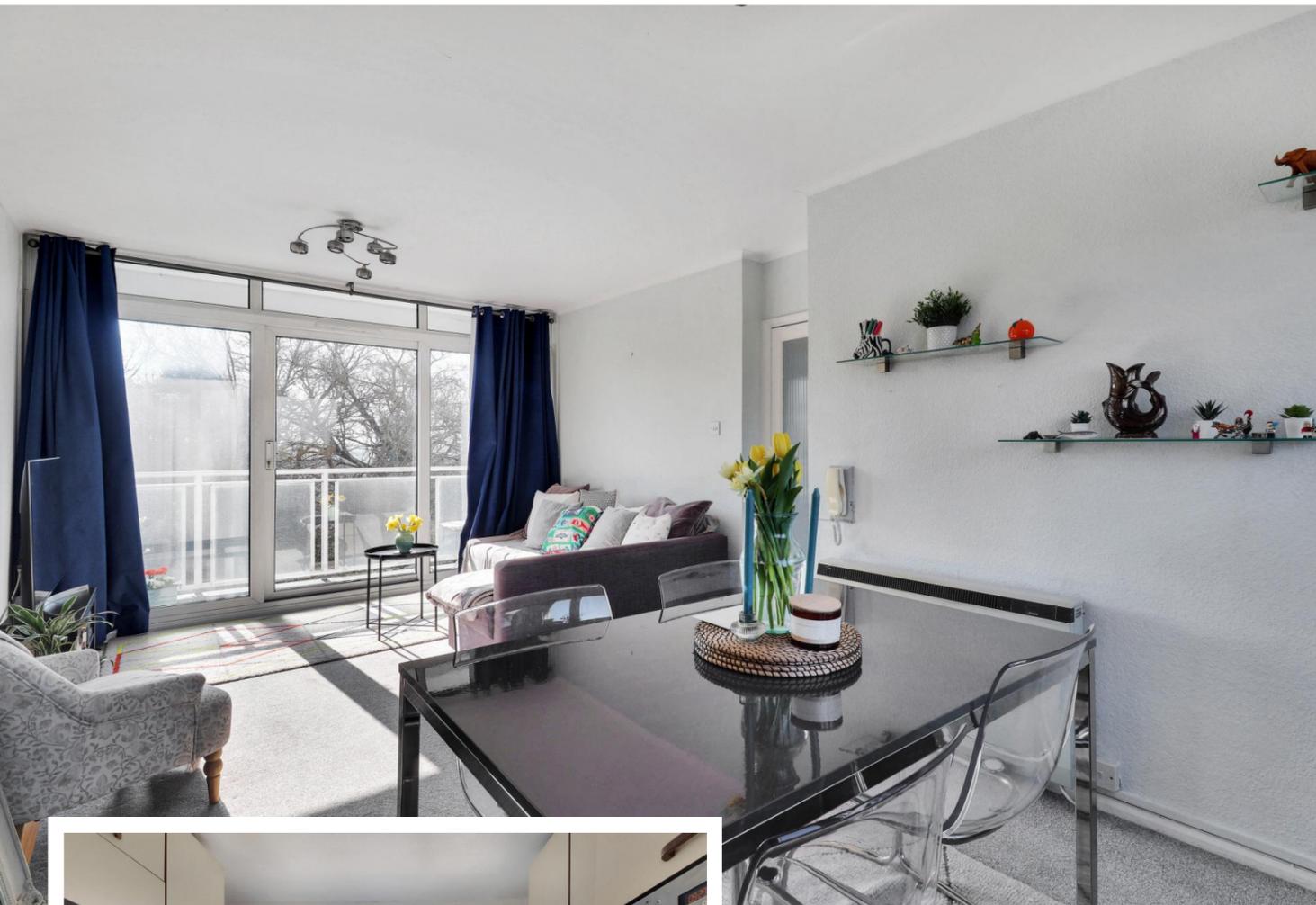
Guide price £200,000 - £225,000 Leasehold * No Forward Chain*



29 Vale Road
 Tunbridge Wells
 Kent
 TN1 1BS

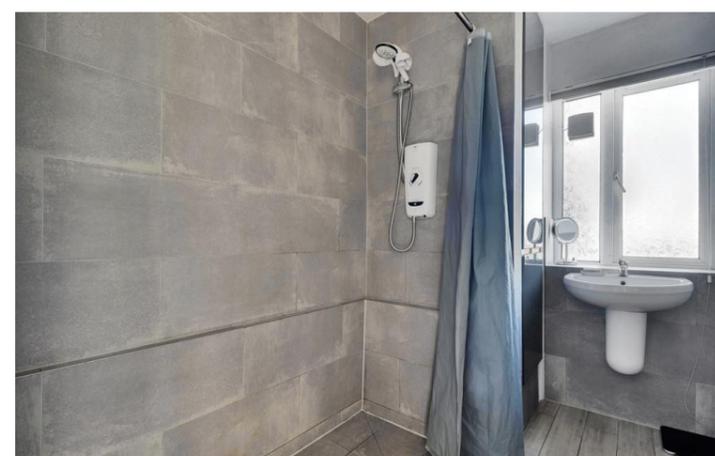
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 01892 516615

Agents Note: Whilst every care has been taken to prepare these particulars they are for guidance purposes only. If there are any points of particular importance to you please contact the office. Any areas, measurements or distances are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon. It should not be assumed that the property has all necessary planning, building regulations or other consents. Sumner Pridham have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Property Description

- ◆ A light and spacious mid-century dual aspect apartment with balcony.
- ◆ Well-designed accommodation provides 2 double bedrooms plus dual aspect reception room with balcony.
- ◆ Established residential location adjacent to Dunorlan Park.
- ◆ Lift and staircase to fourth floor.
- ◆ Front door to 'L' shaped hall with tall built in shelved cupboard plus separate cloaks cupboard.
- ◆ Cloakroom with low level WC, corner washbasin and window.
- ◆ Dual aspect sitting/dining room with full width and height double glazed patio doors out to balcony, with sufficient space for bistro table and chairs plus full width window with views to London.
- ◆ Kitchen fitted with worksurfaces over 3 walls incorporating a stainless steel sink and drainer, good range of cupboards including wall cabinets.



- ◆ Appliances include eyelevel double oven, ceramic hob, with extractor above, Hotpoint washing machine, fridge and freezer.
- ◆ Bedroom 1 with full width double glazed window with superb views fitted wardrobe cupboards with storage above.
- ◆ Double bedroom 2 with superb views.
- ◆ Shower room includes a walk-in shower cubicle, wall hung washbasin beneath window with roller blind, tall, shelved linen cupboard and chrome towel rail.

Outside

- ◆ Residents have the benefit of a communal garden, laid mainly to lawn.

Garage

- ◆ Apartment 13 benefits from a single garage with up and over door.

Practicalities

- ◆ Service Charge £3129.04 per annum paid quarterly.
- ◆ Held under a 999 year lease from March 2002 (975 years remaining)

Location

- ◆ An attractive and convenient location opposite the popular Dunorlan Park and walking distance to St James Primary school.
- ◆ Just over a mile from the mainline station and less than 10 minutes' walk to the town centre and all its shops, local restaurants, and bars.

Viewing

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

