

# Lot 14

By Order of A2 Dominion

Wychwood, 38 London Road,  
Southborough, Tunbridge Wells, TN4 0PX  
**GUIDE PRICE: £370,000**



## IMPOSING DETACHED DWELLING IN NEED OF UPDATING

This imposing detached property that has previously been used as a care home facility is in need of complete refurbishment throughout and may offer scope for development subject to obtaining any necessary planning consent that may be required. The property consists of six rooms and two bathrooms to the first floor as well as spacious accommodation to the ground floor and a detached office to the side. There is ample off street parking to the front of the property for a number of vehicles and extensive gardens to the rear close to open countryside. The property is sold with the benefit of vacant possession.

### LOCATION

Royal Tunbridge Wells is one of Kent's most successful and popular commercial centres. The town enjoys good road and rail communications. The A21 provides a mainly dual-carriageway link to the M25. Rail services connect to London Cannon Street. Major facilities include the Royal Victoria Place and the Great Lodge Retail Park. The property is located on the A26 London Road approximately 4 miles from Tunbridge Wells centre and is well served by bus connections

### ACCOMMODATION

Ground floor: storm porch, spacious entrance hall, through living room, room one with en-suite, separate WC, kitchen, first floor landing, room one, room two, room three, room four, room five, room six, bathroom one, bathroom/shower room two, outside detached office building, ample parking to front, extensive gardens to rear

### TENURE

Freehold

### LOCAL AUTHORITY & TAX RATING

Tunbridge Wells Borough Council  
01892 526121  
Council Tax Band: G

### VENDORS SOLICITORS

Beth Heeley  
Rawlinson Butler  
Griffin House  
135 High Street  
Crawley  
RH10 1DQ  
01293 520744

### VIEWING TIMES

31/8, 7/9 & 15/9 all @ 1pm

### NOTE

The special conditions of sale provide that the purchaser is to pay an additional sum of 1.25% + VAT of the purchase price towards the vendor's expenses.

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN