



Legg & Co
SALES AND LETTINGS

Sussex Road |
Tonbridge | TN9

TWO BEDROOM PROPERTY | END OF TERRACE HOUSE | READY TO MOVE INTO | SOUGHT AFTER LOCATION | TWO RECEPTION ROOMS | RECENTLY FITTED BATHROOM

Guide price of £330,000 - £350,000 | Freehold

Legg & Co are delighted to offer to the market this well presented two bedroom end-of-terrace property located in the popular Meadow Lawn area of South Tonbridge. The property comprises of entrance porch, sitting room, dining room, modern fitted kitchen, a double bedroom, modern bathroom and single bedroom. Outside the property has a lovely low maintenance rear garden with a shed and side access to the front with on street permit parking. The property has had some upgrades, has double glazing and gas central heating. The property is a short walk to Tonbridge Town centre, mainline train station, other local amenities and Haysden Country Park. The A21 is very accessible from the property and local schooling for primary, secondary and college ages are all within walking distance. Tonbridge is a thriving market town that has developed over the centuries. It boasts a Norman castle built in the 13th century, set on the banks of the river Medway with the castle grounds abutting Tonbridge Park offering covered/open air swimming pool, tennis courts, children's play areas, miniature railway, putting etc. Tonbridge town offers an excellent range of retail and leisure activities with many High Street stores and a full complement of banks and building societies, together with a selection of coffee shops, restaurants and local inns. The mainline station provides fast commuter links into London (Cannon Street/London Bridge/Charing Cross in approximately 40 minutes) with road links to the M20 & M25 motorways via the nearby A26 and A21. We strongly advise booking to view!

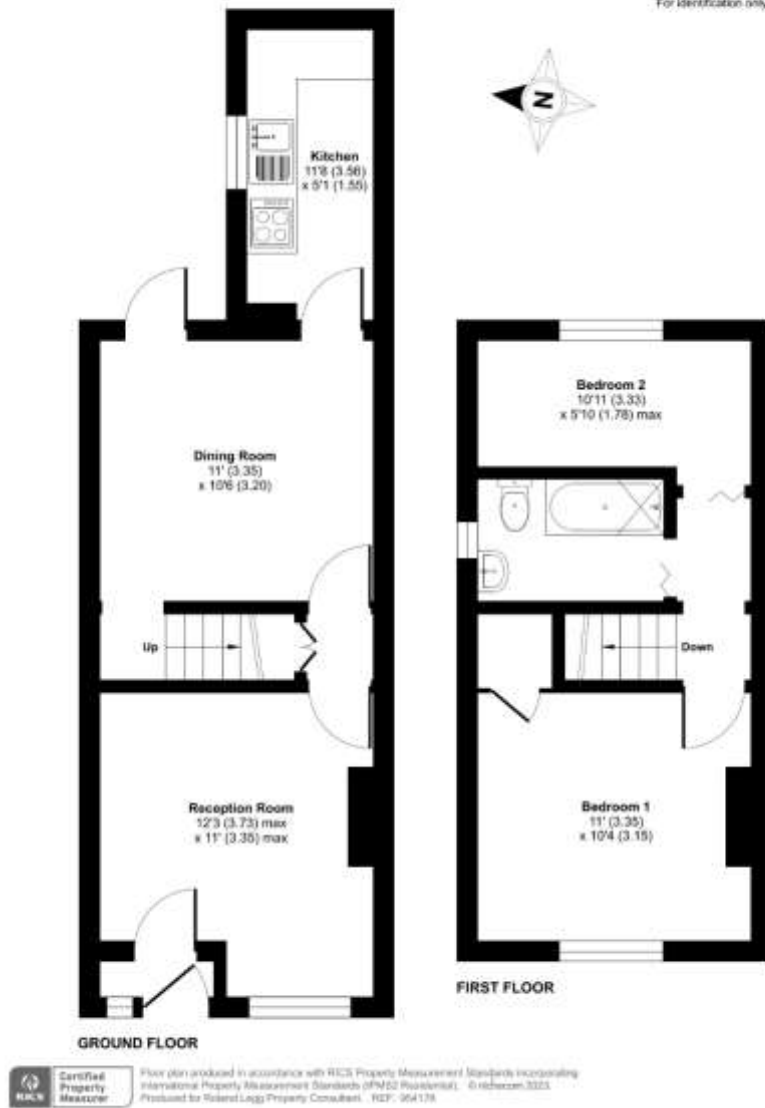




Sussex Road, Tonbridge, TN9

Approximate Area = 620 sq ft / 57.5 sq m

For identification only - Not to scale



Legg & Co Property Limited

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Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

