



'Our Focus Determines Your Reality'



West Road  
Goudhurst  
Kent  
TN17 1AB



Entrance Hall \* Sitting Room \* Kitchen/Dining Room

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Principal Bedroom \* Further Double Bedroom  
Family Bathroom



## CHARMING PERIOD TWO STOREY APARTMENT

This charming period apartment is located on the first floor and is approached via an external staircase to its own front door. Set over two storeys a feature of the kitchen/dining room is a Juliet Balcony with views over the roof tops of Goudhurst.

The stylish accommodation consists of an entrance hall with good size storage cupboard, a sitting room with log burning stove and an open-plan kitchen/dining room with Juliet balcony on the first floor.

On the second floor there is a principal bedroom, a further double bedroom, a study area and a family bathroom.

The apartment occupies a central village location, within a conservation area and is ideally situated for access to the A21 and is within both the Cranbrook and Goudhurst School Catchment Areas.





## GOUDHURST

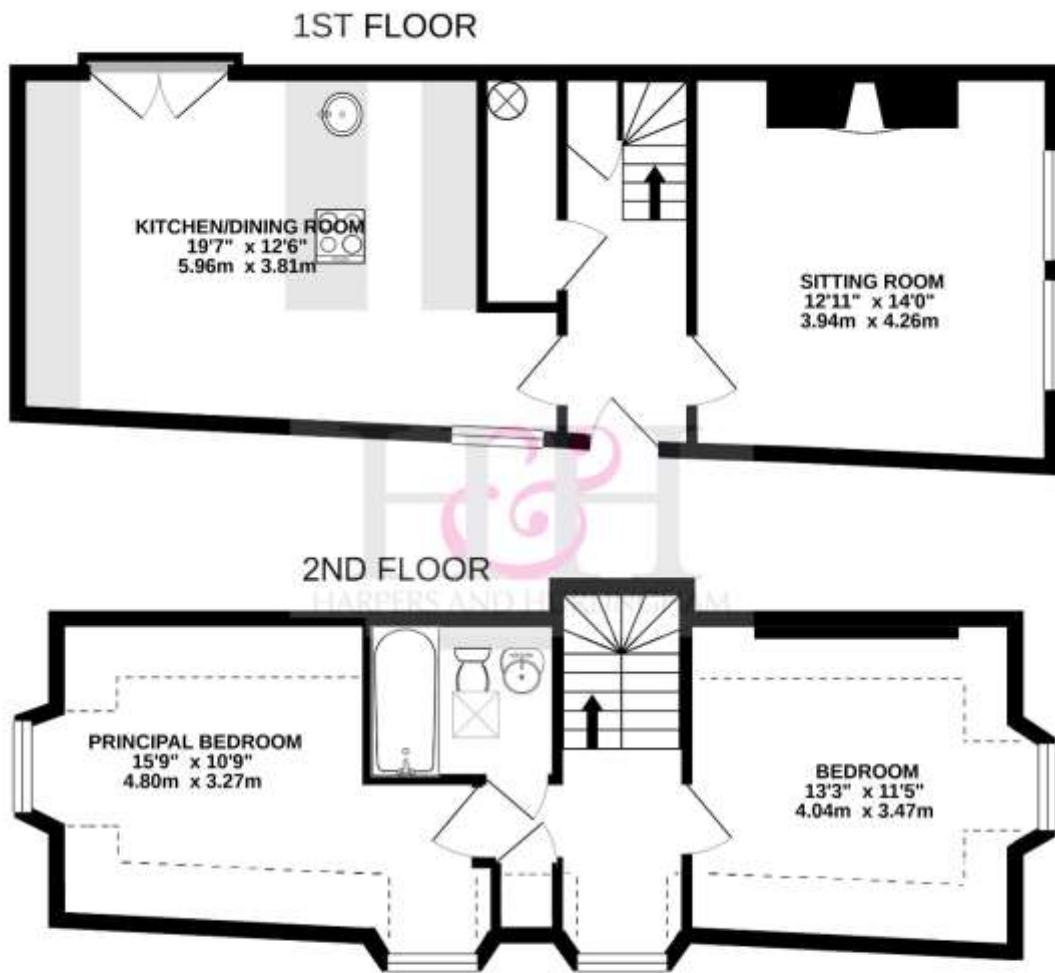
Goudhurst is popular for many reasons, one of which is its location within the Cranbrook School Catchment Area.

The village offers a wide variety of shops including a bakers, a pharmacy, a newsagents incorporating a Post Office, two hairdressers, a doctors' surgery, a veterinary surgery and local pubs offering good food.

## SCHOOLS AND CONNECTIONS

The local primary school enjoys an excellent reputation having recently achieved an outstanding Ofsted report and in addition to this and Cranbrook School there are other excellent schools, notably Bethany, Benenden School, Marlborough House, St. Ronan's, High Weald Academy and Dulwich Prep School as well as the Boys' and Girls' Grammar Schools in Tonbridge and Tunbridge Wells.

The Mainline stations at nearby Paddock Wood, Marden and Staplehurst offer regular trains into London. The A21 provides access to the M25 Motorway to the North and South.



TOTAL APPROXIMATE USABLE FLOOR AREA 851 116Q.FT. (805Q.M.)  
 (not to scale - for layout purposes only)  
 (no guarantee is given to the square footage of the property, the figure shown is for initial guidance only)  
 (please note that the fixtures and fittings are not necessarily included in the sale)  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements  
 of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error,  
 omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any  
 prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee  
 as to their operability or efficiency can be given.  
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## SERVICES

Mains electricity, water and drainage. Electric central heating.

EPC Rating: E

63 years remain on the lease which will be extended prior to completion.

Tunbridge Wells Borough Council - Council Tax Band C

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.



THE OLD POST OFFICE FLAT, TN17 1AB

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