



# Lambert & Foster



## 14 SMITHERS COURT

EAST PECKHAM | KENT | TN12 5HQ

*This spacious first floor flat is situated within easy reach of the village and short drive to Paddock Wood mainline station, shops and schools. This flat offers a good sized double bedroom, allocated parking and also has a fitted kitchen. This flat would be great for a first home or perhaps someone looking to downsize.*

Guide Price £160,000-£165,000

FREEHOLD

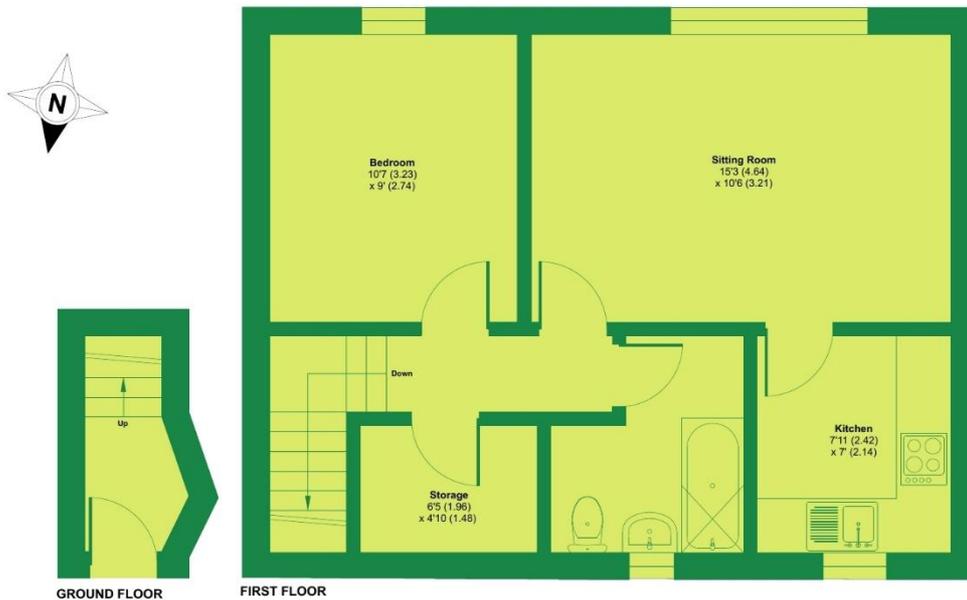


For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

**Flat 14, Smithers Court, Smithers Lane, East Peckham, Tonbridge, TN12 5HQ**

Approximate Area = 492 sq ft / 45.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Lambert and Foster Ltd. REF: 1424820

**VIEWING:** By appointment only.

**Paddock Wood Office:** 01892 832325.

**TENURE:** Leasehold with 88 years remaining

**SERVICES & UTILITIES:**

**Electricity supply:** Mains **Water supply:** Mains

**Sewerage:** Mains **Heating:** Gas fired central heating

**BROADBAND:** Standard and Superfast available

**MOBILE COVERAGE:** Good outdoor

(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

**LOCAL AUTHORITY:** [www.tunbridgewells.gov.uk](http://www.tunbridgewells.gov.uk)

**COUNCIL TAX:** Band B **EPC:** C (71)

**FLOOD & EROSION RISK:** **Property flood history:** None **Rivers and the sea:** Low **Surface Water:** Very low **Reservoirs:** None **Groundwater:** None (Visit [flood-map-for-planning.service.gov.uk](http://flood-map-for-planning.service.gov.uk) or enquire with the office for more information).

**PHYSICAL CHARACTERISTICS:** Brick built under a tiled roof

**SERVICE CHARGE:** £876 per annum

**PARTICULARS, PLANS AND SCHEDULES:** The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

**IMPORTANT NOTICE:** Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct. Any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property.

In accordance with the Digital Market, Competition and Consumers (DMCC) Act 2024, we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.

**MONEY LAUNDERING REGULATION:** In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/purchasers.

**OFFICES LOCATED AT:**

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Westenhanger, Hythe CT21 4HU

**CRANBROOK, KENT**  
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Cranbrook, Kent TN17 3DN

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