

TUNBRIDGE WELLS
**GOODS
STATION
ROAD**

BROOKWORTH
HOMES

Inspired accommodation
in a vibrant lifestyle
destination

TUNBRIDGE WELLS
**GOODS
STATION
ROAD**

FOUR 3 + 4 BEDROOM HOUSES

TWENTY SEVEN 1 + 2 BEDROOM APARTMENTS

Royal Tunbridge Wells is a thriving market town with a rich array of restaurants, bars and retail boutiques that make it an ideal lifestyle location for young professionals, commuters, couples and downsizers.

Situated in the heart of this vibrant Kentish town, Brookworth Homes proudly presents a collection of four 3 and 4 bedroom houses and twenty seven 1 and 2 bedroom apartments that combine contemporary architecture and interior styling with feature-rich specification.

Interior layouts maximise space as many features, including underfloor heating*, carpeting and Amtico flooring throughout, are included as standard.

* Plots 6 & 7 do not feature underfloor heating.

Integrated Bosch appliances in each kitchen, chrome furnished internal doors and bathrooms equipped with pre-mounted large mirrors and vanity units are among many notable inclusions. Along with high-speed broadband connectivity, fitted smoke detectors and an intruder alarm*, Goods Station Road is the epitome of highly desirable contemporary accommodation.

* Intruder alarms are fitted to homes and ground floor apartments only.





Contemporary new homes

in the splendour

of Royal Tunbridge Wells

CSRs

A collection of four 3 and 4
bedroom houses and twenty seven
1 and 2 bedroom apartments that
combine contemporary styling with
feature-rich specification for an
exceptional, lifestyle led
living experience



PLANS

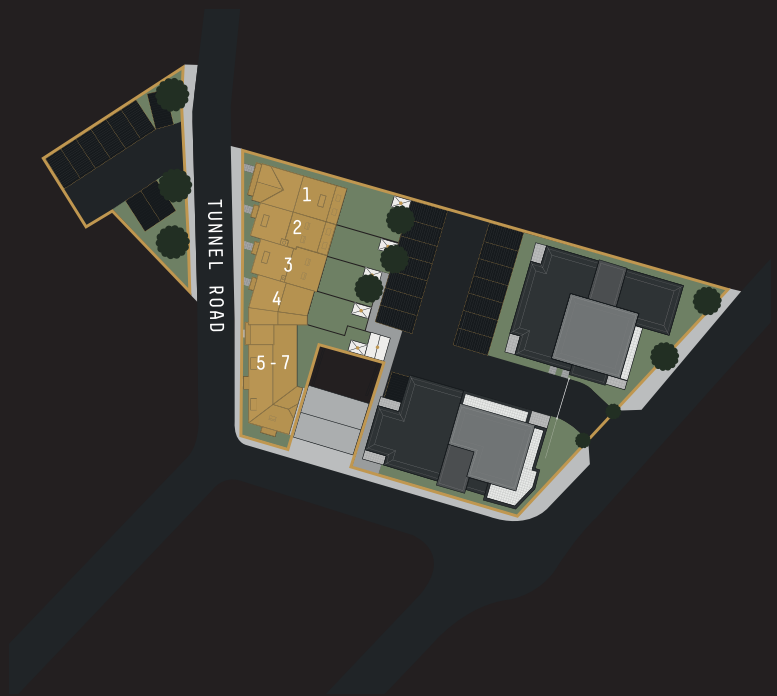
Four 3 + 4 bedroom houses

Twenty seven 1 + 2 bedroom apartments

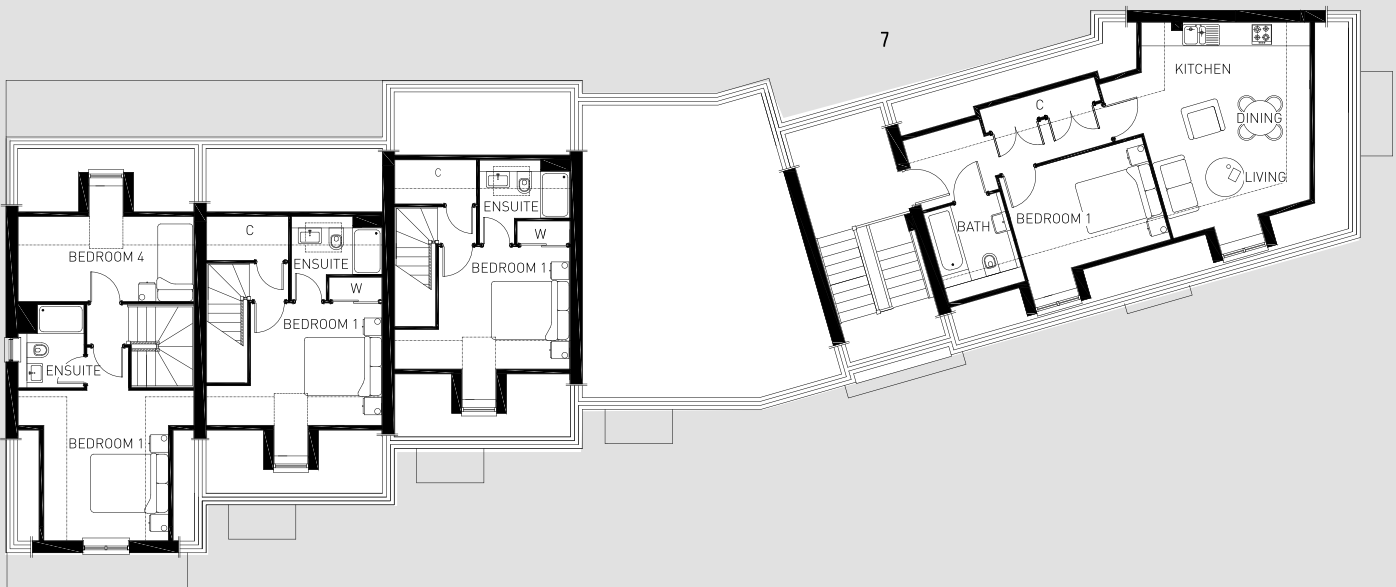
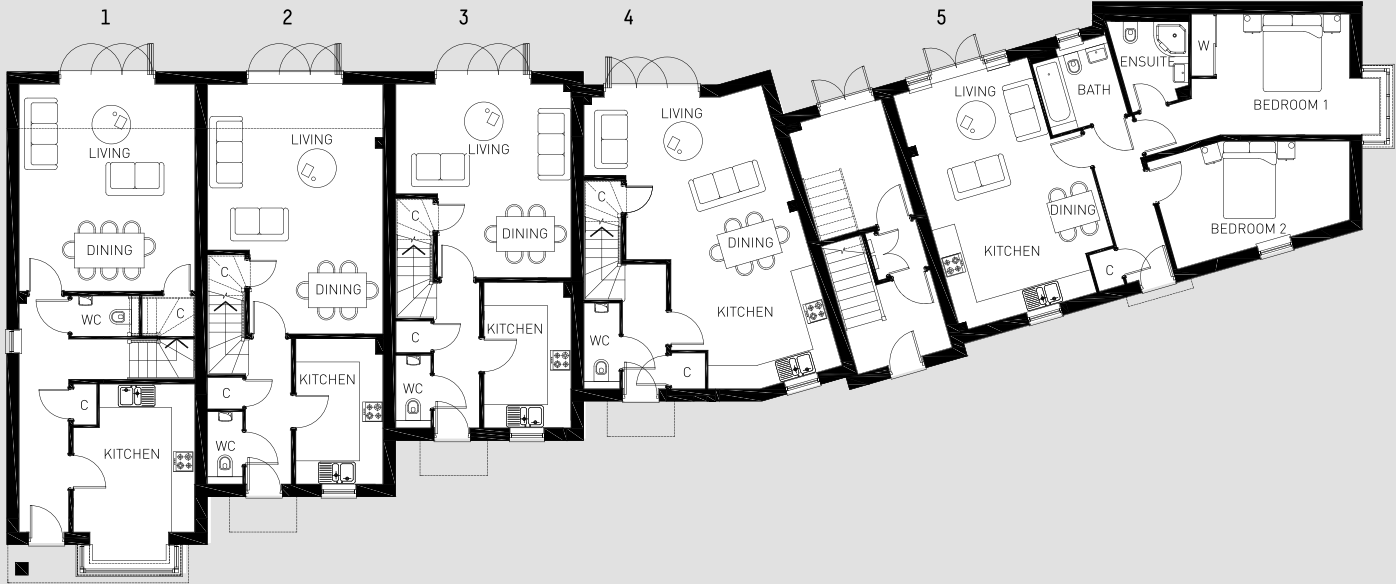


TUNNEL ROAD

PLOTS 1-7



PLOTS
 1-7



1.

House - 1436 sqft

GROUND FLOOR

| | | |
|-----------------|---------------|----------------|
| kitchen | 4626' x 3128' | 15'2" x 10'3" |
| living / dining | 5338 x 4521 | 17'6" x 14'10" |

FIRST FLOOR

| | | |
|-------|-------------|-----------------|
| bed 2 | 3924 x 4521 | 12'10" x 14'10" |
| bed 3 | 2998 x 4521 | 9'10" x 14'10" |

SECOND FLOOR

| | | |
|-------|---------------|------------------|
| bed 1 | 4978' x 4521' | 16'4"" x 14'10"" |
| bed 4 | 2982' x 4521' | 9'9"" x 14'10"" |

4.

House - 924 sqft

GROUND FLOOR

| | | |
|---------------------------|---------------|-----------------|
| kitchen / living / dining | 7514' x 4990' | 28'8"" x 16'4"" |
|---------------------------|---------------|-----------------|

FIRST FLOOR

| | | |
|-------|---------------|------------------|
| bed 1 | 2817' x 3957' | 9'3"" x 12'12"" |
| bed 2 | 3908' x 3246' | 12'10"" x 10'7"" |

| | | |
|-------|---------------|---------------|
| bed 3 | 2206' x 2905' | 7'3"" x 9'6"" |
|-------|---------------|---------------|

7.

Second Floor Apartment - 526 sqft

| | | |
|------------------|---------------|-------------------|
| kitchen / living | 5752' x 5435' | 18'10"" x 17'10"" |
| bed 1 | 3288' x 3833' | 10'9"" x 12'7"" |

sk ceiling ———

*denotes maximum measurement

2.

House - 1195 sqft

GROUND FLOOR

| | | |
|-----------------|---------------|----------------|
| kitchen | 3752 x 2241 | 12'4" x 7'4" |
| living / dining | 6442' x 4516' | 21'2"" x 15' " |

FIRST FLOOR

| | | |
|-------|-------------|---------------|
| bed 2 | 2862 x 4516 | 9'5" x 14'10" |
| bed 3 | 2752 x 4516 | 9' x 14'10" |

SECOND FLOOR

| | | |
|-------|---------------|-------------------|
| bed 1 | 3947' x 4516' | 12'11"" x 14'10"" |
|-------|---------------|-------------------|

5.

Ground Floor Apartment - 760 sqft

| | | |
|---------------------------|---------------|-----------------|
| kitchen / living / dining | 6316' x 4393' | 20'9"" x 14'5"" |
|---------------------------|---------------|-----------------|

| | | |
|-------|---------------|------------------|
| bed 1 | 6357' x 3112' | 20'10"" x 10'2"" |
|-------|---------------|------------------|

| | | |
|-------|---------------|----------------|
| bed 2 | 5226' x 2859' | 17'2"" x 9'5"" |
|-------|---------------|----------------|

3.

House - 1124 sqft

GROUND FLOOR

| | | |
|-----------------|---------------|----------------|
| kitchen | 3752 x 2241 | 12'4" x 7'4" |
| living / dining | 6442' x 4516' | 21'2"" x 15' " |

FIRST FLOOR

| | | |
|-------|-------------|---------------|
| bed 2 | 2862 x 4516 | 9'5" x 14'10" |
| bed 3 | 2752 x 4516 | 9' x 14'10" |

SECOND FLOOR

| | | |
|-------|---------------|-------------------|
| bed 1 | 3947' x 4516' | 12'11"" x 14'10"" |
|-------|---------------|-------------------|

6.

First Floor Apartment - 746 sqft

| | | |
|---------------------------|---------------|----------------|
| kitchen / living / dining | 6279' x 4274' | 20'7"" x 14' " |
|---------------------------|---------------|----------------|

| | | |
|-------|---------------|------------------|
| bed 1 | 4873' x 3392' | 15'11"" x 11'2"" |
|-------|---------------|------------------|

| | | |
|-------|-------------|------------------|
| bed 2 | 3223 x 3350 | 10'7"" x 10'12"" |
|-------|-------------|------------------|



STEPHENSON HOUSE

PLOTS 8-18



Plots 8-9



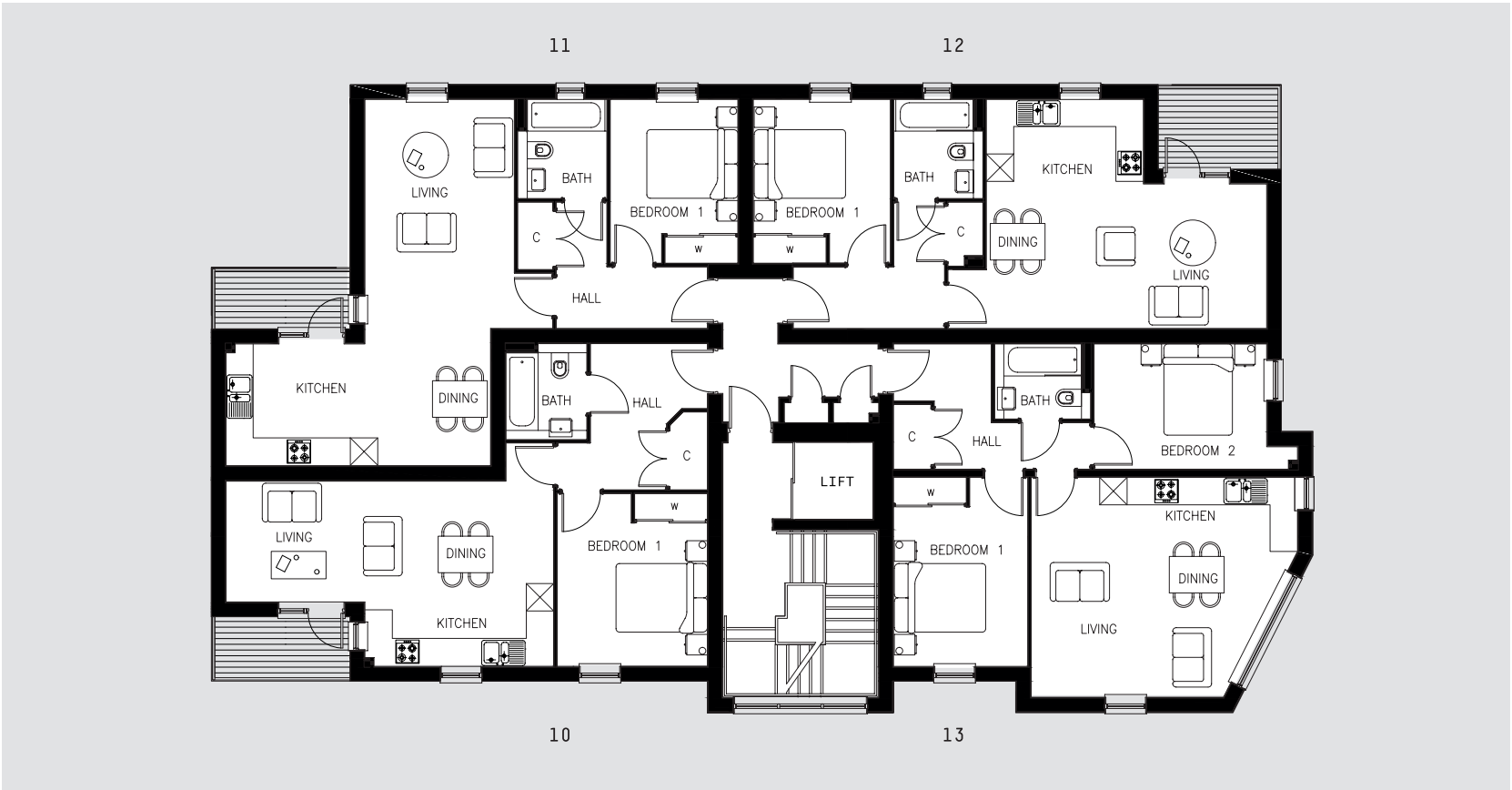
8. Shared Ownership
Ground Floor Apartment - 571 sqft

| | | |
|------------------|---------------|-----------------|
| kitchen / living | 7056' x 4094' | 23'2"" x 13'5"" |
| bed 1 | 3855' x 3330' | 12'7"" x 10'11" |

9. Shared Ownership
Ground Floor Apartment - 671 sqft

| | | |
|------------------|---------------|-----------------|
| kitchen / living | 4812' x 5830' | 15'9"" x 19'2"" |
| bed 1 | 4136 x 2939 | 13'7" x 9'8" |
| bed 2 | 2742 x 3779 | 9' x 12'5" |

Plots 10-13



10. First Floor Apartment - 557 sqft

| | | |
|------------------|---------------|----------------|
| kitchen / living | 4053' x 7172' | 13'3" x 23'6" |
| bed 1 | 3788' x 3289 | 12'5"" x 10'9" |

11. First Floor Apartment - 609 sqft

| | | |
|------------------|---------------|---------------|
| kitchen / living | 8013' x 5789' | 26'3"" x 19'" |
| bed 1 | 3583' x 2793' | 11'9"" x 9'2" |

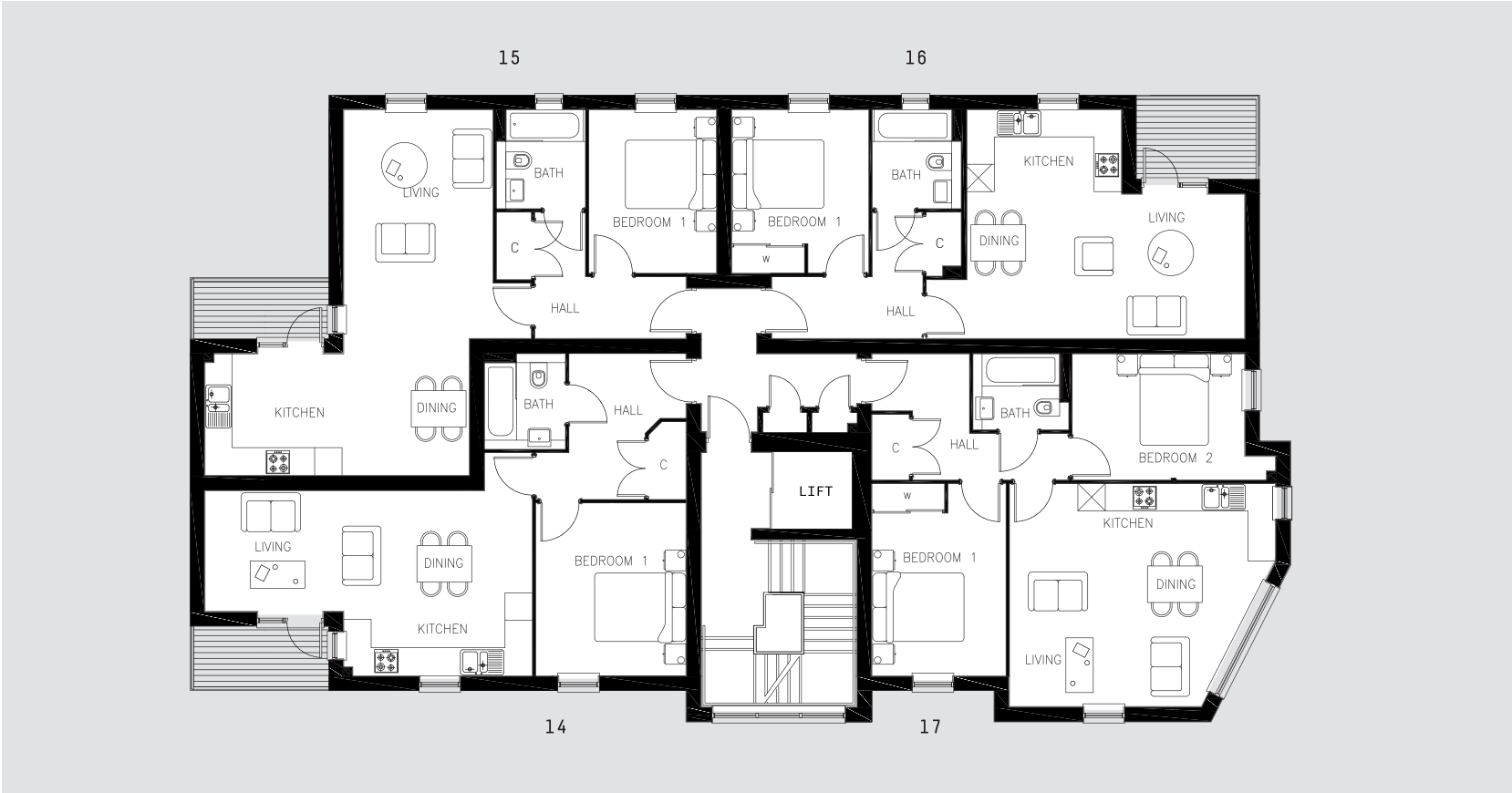
12. First Floor Apartment - 542 sqft

| | | |
|------------------|---------------|------------------|
| kitchen / living | 5010' x 6977' | 16'5"" x 22'11"" |
| bed 1 | 3583' x 3001 | 11'9"" x 9'10" |

13. First Floor Apartment - 671 sqft

| | | |
|------------------|---------------|-----------------|
| kitchen / living | 4810' x 5830' | 15'9"" x 19'2"" |
| bed 1 | 4136 x 2939 | 13'7" x 9'8" |
| bed 2 | 2742 x 3779 | 9' x 12'5" |

Plots 14-17



14. Shared Ownership
Second Floor Apartment - 557 sqft

| | | |
|------------------|---------------|---------------|
| kitchen / living | 4053' x 7172' | 13'3" x 23'6" |
| bed 1 | 3788' x 3289 | 12'5" x 10'9" |

16. Shared Ownership
Second Floor Apartment - 542 sqft

| | | |
|------------------|---------------|----------------|
| kitchen / living | 5010' x 6977' | 16'5" x 22'11" |
| bed 1 | 3583' x 3001 | 11'9" x 9'10" |

15. Shared Ownership
Second Floor Apartment - 609 sqft

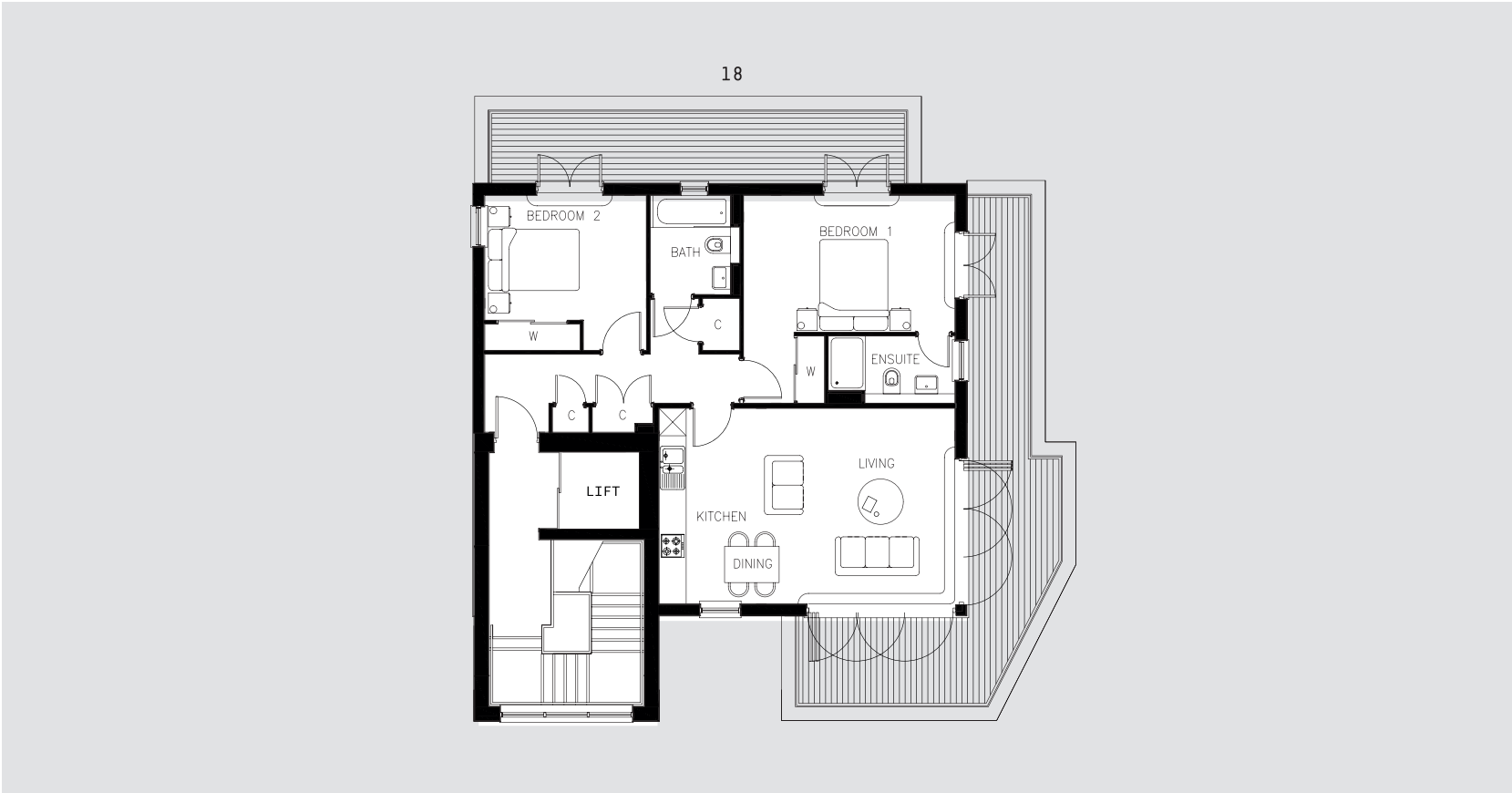
| | | |
|------------------|---------------|--------------|
| kitchen / living | 8013' x 5789' | 26'3" x 19' |
| bed 1 | 3583' x 2793' | 11'9" x 9'2" |

17. Shared Ownership
Second Floor Apartment - 671 sqft

| | | |
|------------------|---------------|--------------|
| kitchen / living | 4891' x 5830' | 16' x 19'2" |
| bed 1 | 4135' x 2939 | 13'7" x 9'8" |
| bed 2 | 2766 x 3779 | 9'1" x 12'5" |

*denotes maximum measurement

Plot 18



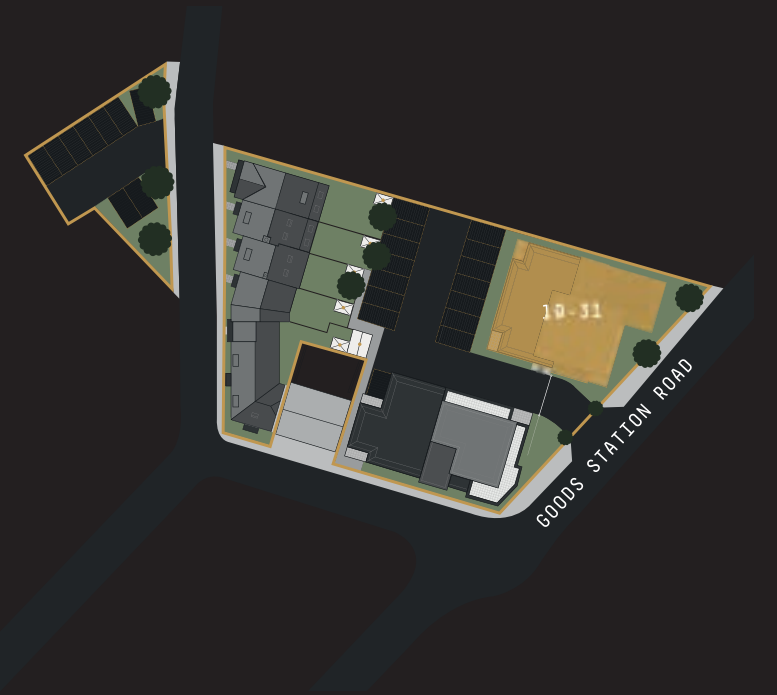
18. Third Floor Penthouse - 844 sqft

| | | |
|------------------|--------------|----------------|
| kitchen / living | 4292 x 6496 | 14'1" x 21'4" |
| bed 1 | 4562' x 4641 | 14'11" x 15'3" |
| bed 2 | 3400' x 3551 | 11'2" x 11'8" |

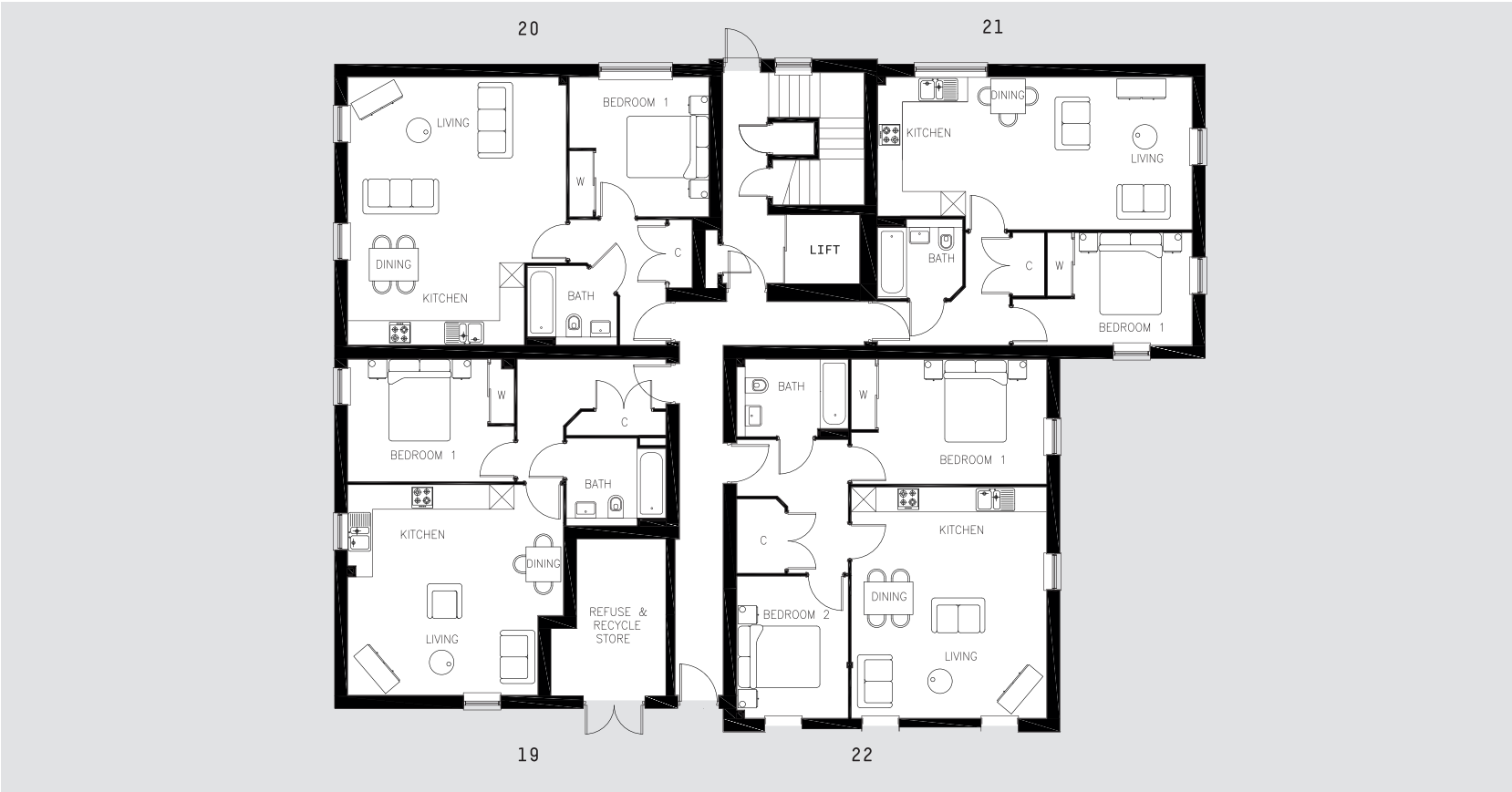


BRUNEL HOUSE

PLOTS 19-31



Plots 19-22



19. Ground Floor Apartment - 561 sqft

| | | |
|------------------|---------------|----------------|
| kitchen / living | 5142' x 5260' | 16'10" x 17'3" |
| bed 1 | 2992 x 4060' | 9'8" x 13'4" |

20. Ground Floor Apartment - 599 sqft

| | | |
|------------------|---------------|---------------|
| kitchen / living | 6546' x 5332' | 21'6" x 17'6" |
| bed 1 | 3404 x 3405 | 11'2" x 11'2" |

21. Ground Floor Apartment - 542 sqft

| | | |
|------------------|---------------|---------------|
| kitchen / living | 3721' x 7670' | 12'2" x 25'2" |
| bed 1 | 2750 x 4377' | 9' x 14'4" |

22. Ground Floor Apartment - 715 sqft

| | | |
|------------------|--------------|---------------|
| kitchen / living | 5647 x 4763 | 18'6" x 15'7" |
| bed 1 | 3050 x 4764' | 10' x 15'7" |
| bed 2 | 3468 x 2718 | 11'5" x 8'11" |

*denotes maximum measurement

Plots 23-26



23. First Floor Apartment - 776 sqft

| | | |
|------------------|---------------|----------------|
| kitchen / living | 5117' x 6155' | 16'9" x 20'2" |
| bed 1 | 5117' x 2930 | 16'9" x 9'7" |
| bed 2 | 3018 x 4525' | 9'10" x 14'10" |

24. First Floor Apartment - 554 sqft

| | | |
|------------------|---------------|---------------|
| kitchen / living | 6546' x 5332' | 21'6" x 17'6" |
| bed 1 | 3404 x 3405 | 11'2" x 11'2" |

25. First Floor Apartment - 542 sqft

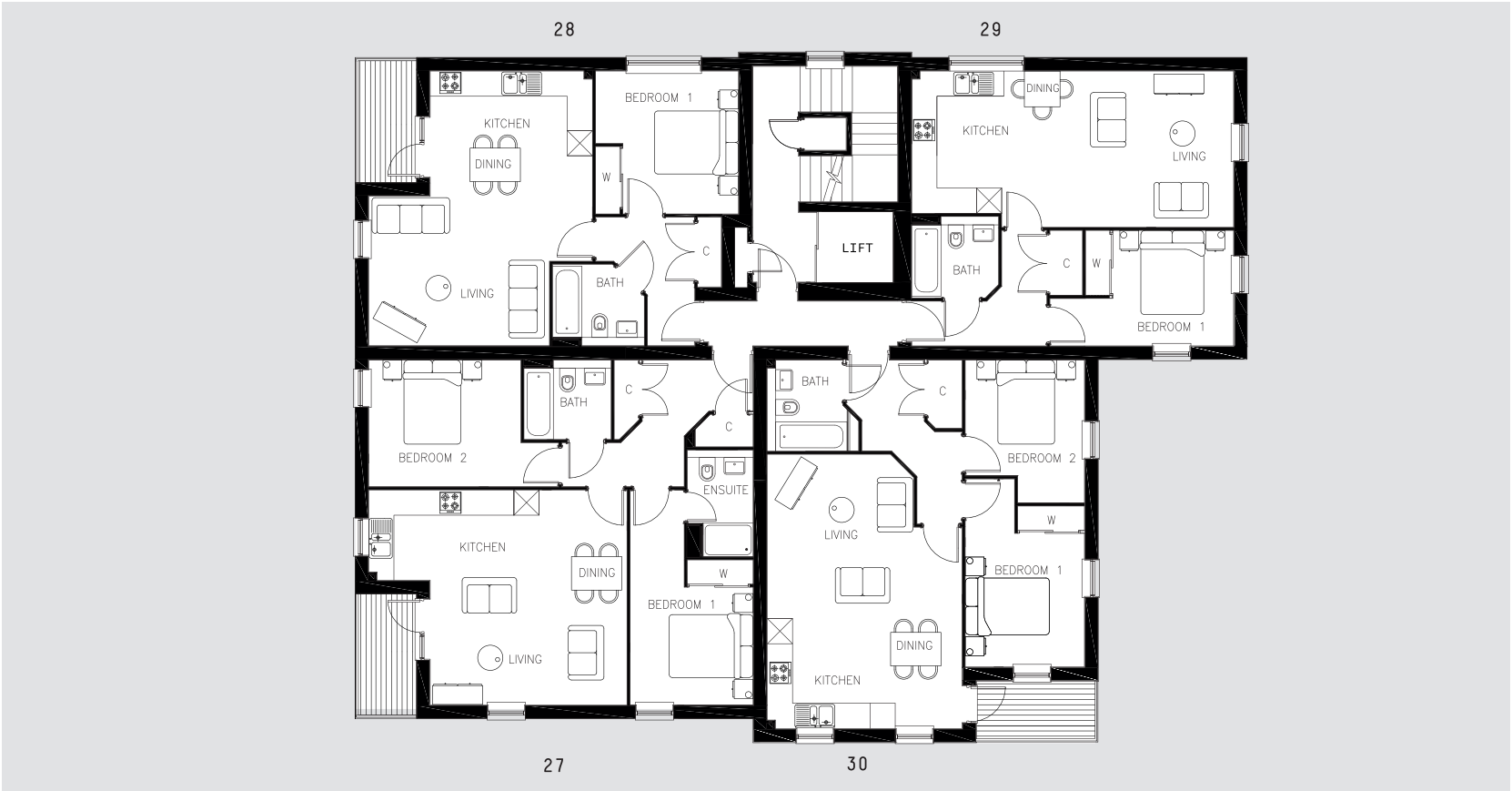
| | | |
|------------------|---------------|---------------|
| kitchen / living | 3721' x 7670' | 12'2" x 25'2" |
| bed 1 | 2750 x 4377' | 9' x 14'4" |

26. First Floor Apartment - 670 sqft

| | | |
|------------------|--------------|---------------|
| kitchen / living | 6530 x 4640 | 21'5" x 15'3" |
| bed 1 | 4480' x 2841 | 14'8" x 9'4" |
| bed 2 | 3400' x 2841 | 11'2" x 9'4" |

*denotes maximum measurement

Plots 27-30



27.

Second Floor Apartment - 766 sqft

| | | |
|------------------|---------------|----------------|
| kitchen / living | 5117' x 6155' | 16'9" x 20'2" |
| bed 1 | 5117' x 2930 | 16'9" x 9'7" |
| bed 2 | 3018 x 4525' | 9'10" x 14'10" |

29.

Second Floor Apartment - 542 sqft

| | | |
|------------------|---------------|---------------|
| kitchen / living | 3721' x 7670' | 12'2" x 25'2" |
| bed 1 | 2750 x 4377 | 9'0" x 14'4" |

28.

Second Floor Apartment - 554 sqft

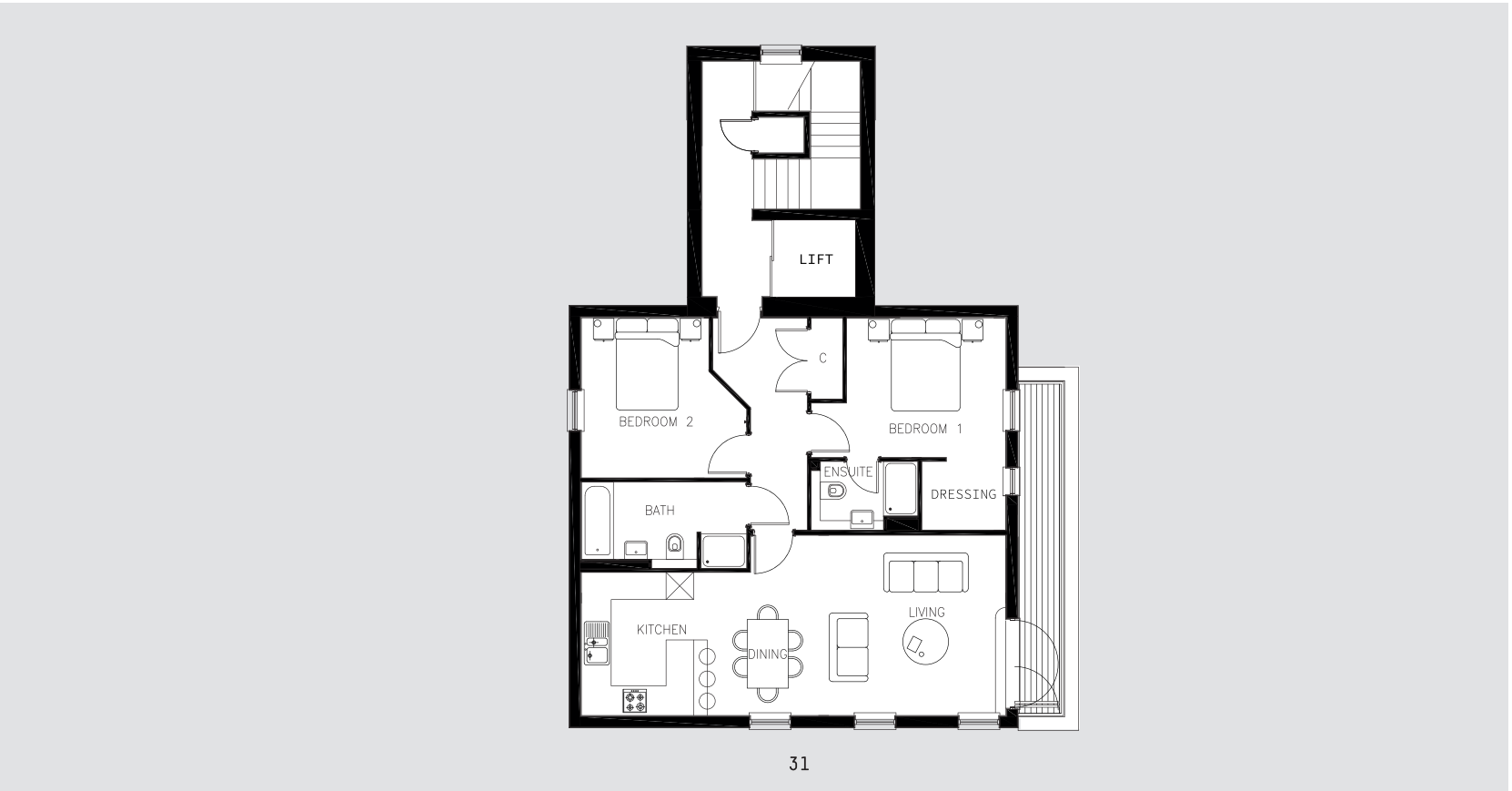
| | | |
|------------------|---------------|---------------|
| kitchen / living | 6546' x 5332' | 21'6" x 17'6" |
| bed 1 | 3404 x 3405 | 11'2" x 11'2" |

30.

Second Floor Apartment - 670 sqft

| | | |
|------------------|--------------|---------------|
| kitchen / living | 6530 x 4640 | 21'5" x 15'3" |
| bed 1 | 4480' x 2841 | 14'8" x 9'4" |
| bed 2 | 3400' x 2841 | 11'2" x 9'4" |

Plot 31



31.

Third Floor Penthouse - 869 sqft

| | | |
|------------------|---------------|----------------|
| kitchen / living | 3938' x 9277' | 12'11" x 30'5" |
| bed 1 | 4636' x 4252' | 15'2" x 13'11" |
| bed 2 | 3499 x 3612' | 11'6" x 11'10" |

Combining contemporary styling
with feature-rich specification
for an exceptional lifestyle
experience

SPECIFICATION

Interior specification and attention to detail ensure these homes are of a high standard throughout.

With a 10 year NHBC build warranty, all properties benefit from quality in every aspect of their design, construction and finish.

Set across four floors with access via a lift* each 1 and 2 bedroom apartment, and the 3 and 4 bedroomed houses, provide spaciouly proportioned living accommodation. Each property also comes with a single allocated parking space.

* Apartments 5, 6 and 7 are not serviced with a lift. Only Brunel House and Stephenson House feature a lift.

Kitchen, Dining + Living

Kitchen, dining and living room spaces are light, open and generously sized. Designed by Stolz, with Bosch integrated appliances, each kitchen includes:

- Houses and Penthouses feature an integrated double oven with all other apartments featuring a single oven
- 4 ring gas hob with a extractor hood
- Fridge freezer*, dishwasher and washer/dryer
- Silestone worktop with Silestone splashback
- Stainless steel one-and-a-half bowl sink with chrome fittings

Open plan living and dining areas are modern and fashionably appointed, with underfloor heating* providing energy efficient warmth without traditional radiators to compromise space. The combination of colours, textures and practically configured layouts, created by interior designer Jane Clayton, enhance the sense of space and promote relaxation.

* Plot 7 features a separate under counter fridge and freezer.
Plots 6 & 7 do not feature underfloor heating.



Bathrooms, Ensuite +
Ground-Floor Cloakrooms

Bathrooms are contemporary with key features that combine modern style and function, including:

- White sanitary ware by Sanuex with Vado fittings
- Contemporary ceramic wall and floor tiles
- Pre-mounted large mirrors
- Heated chrome towel rails



Bedrooms

Carefully conceived layouts maximise space with a high quality carpeted finish ensuring comfort and style. Each master bedroom also features soft-close sliding door wardrobes.

Contemporary homes equipped for the digital age



Multimedia

To meet modern expectations for reliable Internet connectivity, the accommodation of mobile and desktop devices and Audio Visual entertainment systems, each home features:

- High speed broadband connectivity
- Digital and satellite TV points
- Data points in all principle rooms
- Added provision for Sky HD* in appropriate rooms

* Provision for Sky HD excludes the box, dish and subscription.

Fire + Security

To ensure your home is protected around the clock, each property features:

- Fitted smoke alarms and a carbon monoxide detector adjacent to the gas boiler
- An intruder alarm by Bespoke Security*
- A composite entrance door with a multi-point locking system on houses
- Aluminium and glass entrance doors to each apartment building with apartments featuring a high quality timber entrance door
- A video entry system to Plots 6 and 7, Brunel House and Stephenson House apartment buildings

* A security alarm is fitted to all houses and all ground-floor apartments only.

Energy Efficiency

Energy efficiency is maximised and living expenditures are managed down with the inclusion of:

- Energy efficient LED down-lighters or pendants in each room
- High-grade UPVC windows
- Fully insulated floors throughout

Finishing Touches

Fixtures, fittings and finishing touches are carefully considered to maximise style and function, and elevate your quality of life at home with:

- Amtico flooring to kitchen and dining areas
- High quality fitted carpets to remaining rooms, staircases, landings and bedrooms
- Solid internal doors with polished chrome ironmongery
- Brushed steel switch plates throughout each home
- Bifold doors are fitted to houses





About Royal Tunbridge Wells

The spa town of Royal Tunbridge Wells, famed for its health-giving waters, is a highly desirable location that's bustling, diverse and full of energy.

Shopping + Food

As a lifestyle destination, Royal Tunbridge Wells has a thriving social scene with fashionable wine bars, restaurants and bistros, contrasting with the Georgian magnificence of the Pantiles colonnade. Here is where residents immerse their senses in luxury lifestyle with fine dining, designer retail boutiques and swish cafes that serve as a backdrop for outdoor theatre, jazz performances and street festivals.

Leisure

With its charismatic blend of Georgian and Victorian architecture, it's easy to see why royalty and the aristocracy were drawn to this town, and their effect on the townscape is still in evidence today. Historic parks and gardens including Calverley Grounds and Penshurst Place, along with the splendour of the award-winning Grade II listed Dunorlan Park; provide places of intrigue to explore. Rusthall Commons or Sandstone outcrops, known locally as 'The Rocks', are also ideal for welcome respite away from the town centre.

Sport + Lifestyle

When it comes to sport, Tunbridge Wells and Nevill golf courses, tennis clubs, the Fenton Ice Rink, local gyms and the squash club ensure every active lifestyle expectation is met. And with easy access to exceptional schools and major road, rail and air transport links, Royal Tunbridge Wells is perfectly placed for business and pleasure.

Travel

Royal Tunbridge Wells delivers an exceptional standard of living in an enviable location, whilst keeping you well connected to London, the South Coast and beyond via nearby rail, air and road transport links.



Royal Tunbridge Wells is perfectly placed for work and pleasure

Royal Victoria Place



Dunorlan Park



Penshurst Place



G. Collins & Sons Jewellers

Royal Tunbridge Wells delivers
an exceptional standard of
living in an enviable location,
whilst keeping you well connected
to London, the South Coast and
beyond via nearby rail, air
and road transport links.

LOCATION



St James
CofE School

Camden
Park

Nevill Golf
Course

The Nevill
Ground

The
Pantiles

Sankeys
Restaurant

The Ivy

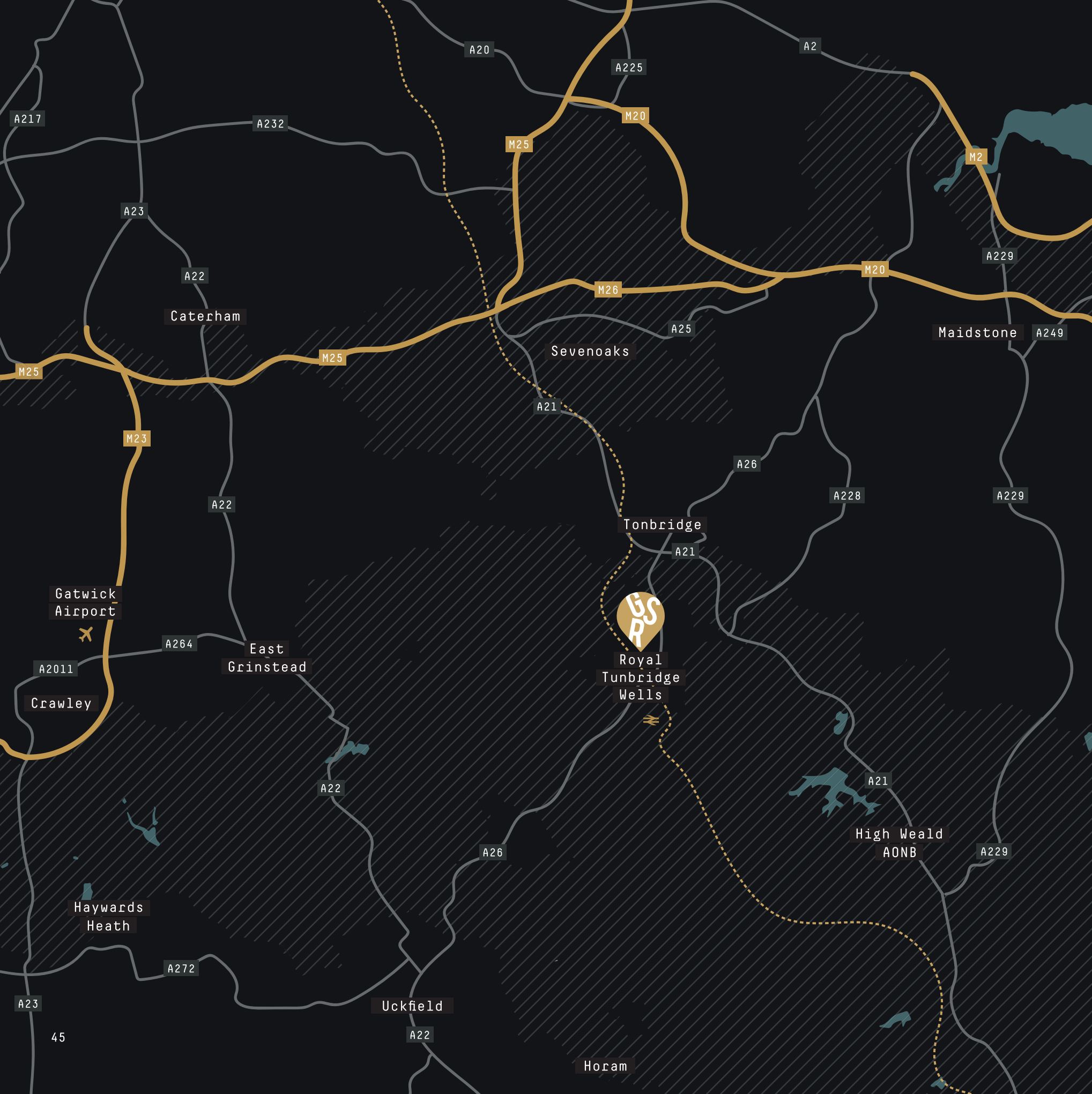
Train
Station

Hotel
Du Vin

Calverly
Grounds

Royal Victoria
Place





NEARBY

Central Tunbridge Wells
100 yards

Assembly Hall Theatre
0.3 miles

Tunbridge Wells Train Station
0.5 miles

Calverley Gardens
0.5 miles

The Pantiles
1.1 miles

Tunbridge Wells Golf Club
1.2 miles

EATING OUT AT THE PANTILES

La Casa Vecchia
Mediterranean

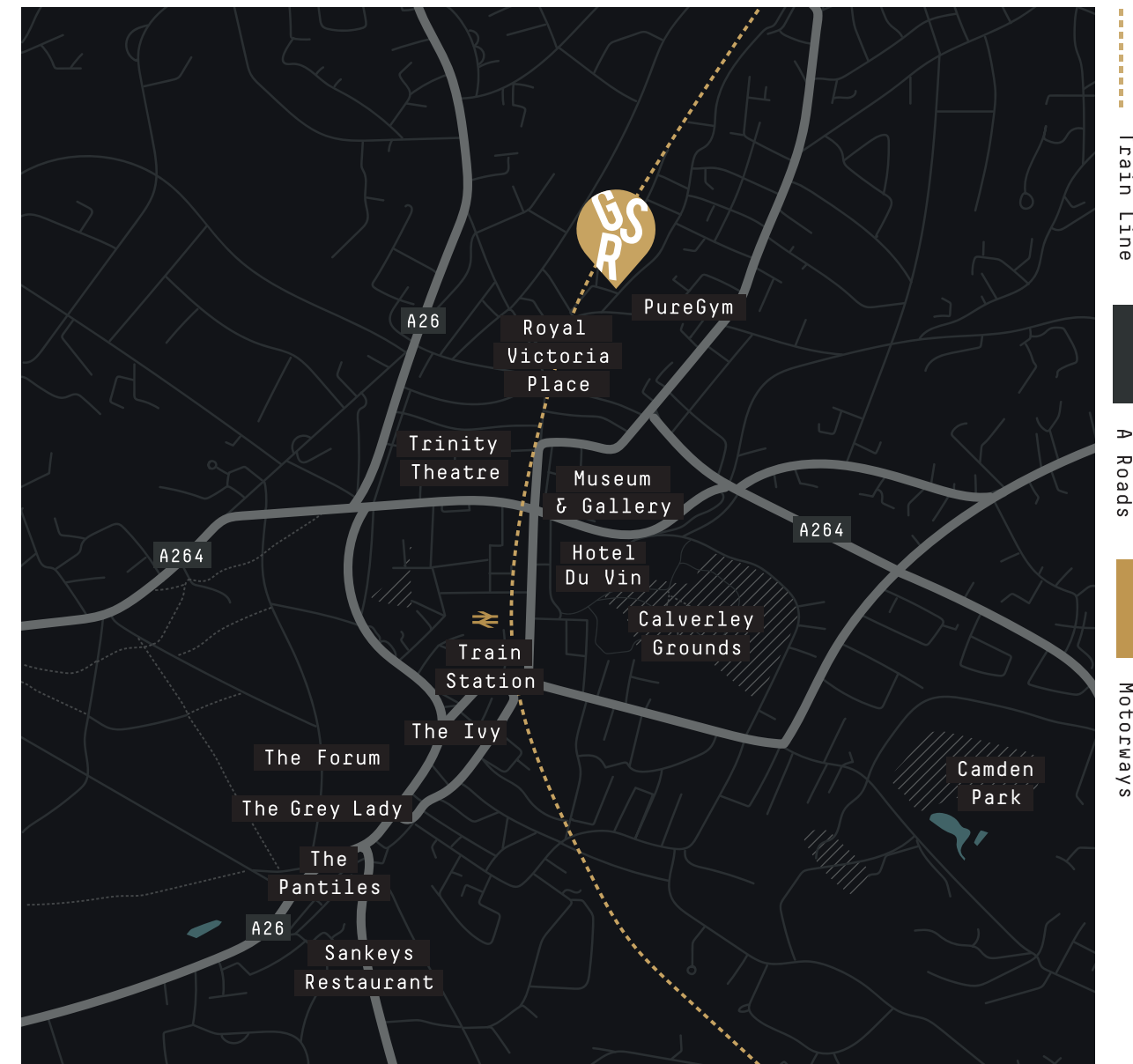
Woods
Rustic Cafe

The Cakeshed
Bakery

Sankey's Restaurant
Seafood

Zizzi
Italian

Sopranos
Tapas



KEY LOCATIONS

Gatwick Airport
24 miles

London Bridge
45 minutes by train

Hastings
45 minutes by train

Sat Nav

Goods Station Road
Tunbridge Wells
TN1 2BS

Contact

info@goodsstationroad.com



THE BROOKWORTH EXPERIENCE

All Brookworth Homes are located, designed and constructed to deliver the ultimate living experience. Even before land is acquired for development, we take great care to understand the lifestyle aspirations and expectations of the people who will live in our homes, along with the unique characteristics of the locality and community. This approach ensures we deliver highly specified homes that enrich your quality of life at home, at work, in education, socially and recreationally.

Whether you are a first-time buyer, a professional couple or young family, a downsizer or investor, prime location, access to transport links, proximity to vital local amenities and a rich variety of sports, leisure and recreational facilities are factored into each development.

In addition to a 10 Year NHBC build warranty and our adherence to the 'Consumer Code for Homebuilders', each home also comes with a Brookworth Homes 2 year warranty. In the event of

post construction issues, our Customer Care team will ensure any defects are remedied to your complete satisfaction, giving you complete confidence in our homes and customer service values.

Discover a new way of life that creates fresh expectations in every way.

Discover Brookworth Homes.

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 Brookworth House
 99 Bell Street,
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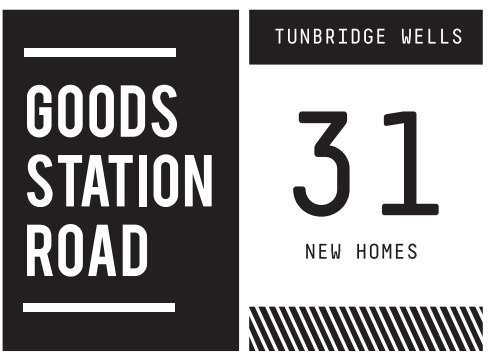


BROOKWORTH
HOMES



* A copy of the 'Consumer Code for Homebuilders' is available from our Head Office. For more information on the code which protects the rights of new home buyers visit www.consumercodeforhomebuilders.com/index

The information contained in this brochure is for general guidance only. The computer generated illustrations are intended to give an indication of what the properties will look like in a mature setting but are not necessarily representative in every respect. Purchasers are advised that floor layouts etc, may vary from plot to plot and the Company reserves the right to alter these details at any time and without prior notice. The interior photographs shown are from a typical Brookworth Homes show home and are not necessarily representative of the specification included at this development. Intending purchasers should satisfy themselves by inspection or otherwise of items and specification included. This information does not constitute a contract, part of a contract or warranty.



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