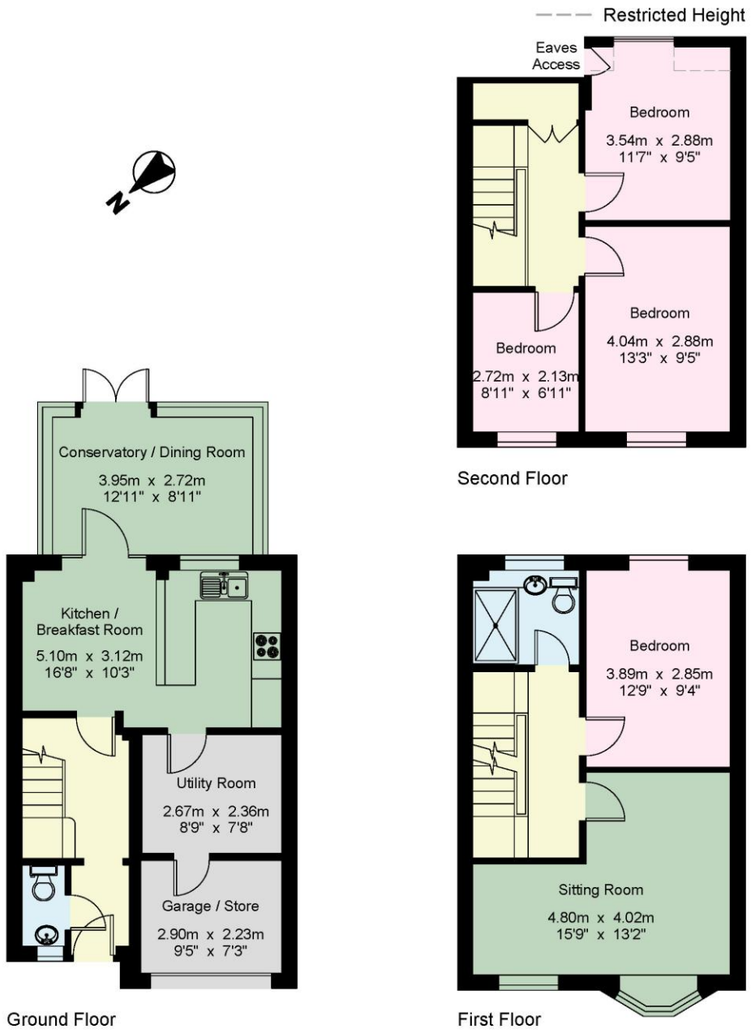
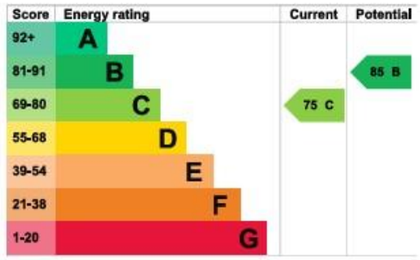


49 Frankfield Rise

House - Gross Internal Area : 115.1 sq.m (1238 sq.ft.)



For Identification Purposes Only.

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Agents Note: Whilst every care has been taken to prepare these particulars they are for guidance purposes only. If there are any points of particular importance to you please contact the office. Any areas, measurements or distances are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon. It should not be assumed that the property has all necessary planning, building regulations or other consents. Sumner Pridham have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



49 Frankfield Rise

Tunbridge Wells, TN2 5LF

SUMNER PRIDHAM

Attractive well-presented town house in a quiet and convenient location, featuring a good size conservatory/dining room out to a private south facing garden. All within easy walking distance to the historic Pantiles and mainline station.

Hall, Cloakroom, Kitchen/Breakfast Room, Conservatory/Dining Room, Utility Room, Storeroom, First Floor Sitting Room, 4 Bedrooms, Family Bathroom, Gas Fired Central Heating, Double Glazed Windows, Two Car Drive, Garden.

Guide price £535,000 Freehold *No Forward Chain*





49 Frankfield Rise, Tunbridge Wells, TN2 5LF







Property Description

- A spacious four bedroom Georgian style town house extended on the ground floor with a conservatory/dining room.
- Quiet central location within a mile of the Pantiles, High Street and mainline station.
- Elevated location with views from the top floor rooms.
- Front door leads to hall with coat hanging rail and cloakroom with low-level WC, washbasin with vanity cupboard beneath, chrome towel radiator and window to the front.
- Inner hall with staircase leading the first floor and useful under stairs recess area.
- Kitchen/breakfast room fitted with a good range of cupboards and drawers, including a pull-out racked larder cupboard.
- Work surfaces incorporate a peninsular bar sub-dividing the room, creating an area suitable for soft seating etc.
- Appliances include a Bosch dishwasher and washing machine, Hoover tumble dryer, Bosch double oven and matching induction hob with extractor above and AEG microwave.
- Window and door to leading into conservatory/dining room.
- All year round conservatory/dining room with fitted blinds and double doors out to the landscaped garden.
- Useful utility room with door to a storeroom fitted with rack shelving.











- Stairs to the first floor landing.
- First floor sitting room with a bay and further window to the front, providing attractive outlook.
- Double bedroom 1 with pretty outlook over the garden.
- Shower room with a walk-in shower cubicle, Corian oval washbasin with matching Corian surfaces either side, low-level WC, chrome radiator and window to the rear.
- Staircase leading to the second floor landing with access to the roof space and double doors to an airing cupboard housing the hot water tank.
- Potential to re-organise this area to incorporate a separate shower room, subject to usual consents.
- Bedroom 2 with attractive outlook to the front.
- Bedroom 3 is south facing with outlook over the rear garden.
- Bedroom 4/Office with view to the front, an ideal room for a work from home office.

Outside

- To the front of the property there is a brick paved drive with space for 2 cars.
- An attractive feature of the property is the private landscaped south facing rear garden, paved in Indian stone and brick with inset rose beds, dwarf brick wall borders, and fenced boundaries.
- Illuminated feature trellis with fitted flower boxes.

Practicalities

- Tunbridge Wells Borough Council Tax Band E
- Davies & Tate Conservatory fitted with blinds.
- The gas fired boiler is serviced annually.
- All main services connected.

Situation

- The property is located in a sought-after residential area on the south side of town.
- Within walking distance to the historic Pantiles and within 0.8 miles of the High Street and mainline station, with its regular services to London and the coast.

Viewing

By appointment only through sole agents Sumner Pridham
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