



3 Frant Court

Frant, Tunbridge Wells, TN3 9DW



Well designed town house in sought-after village, in an exclusive gated development in landscaped parkland, including tennis court.

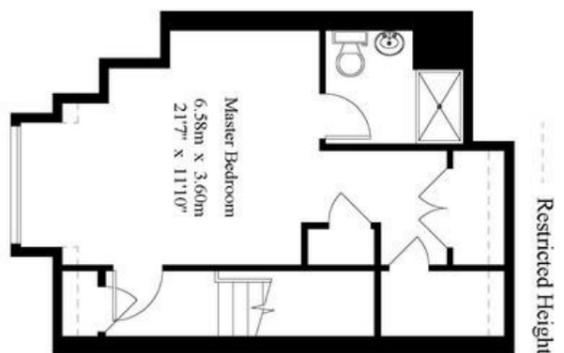
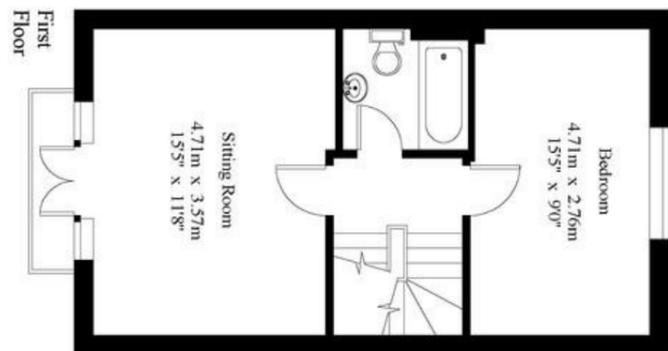
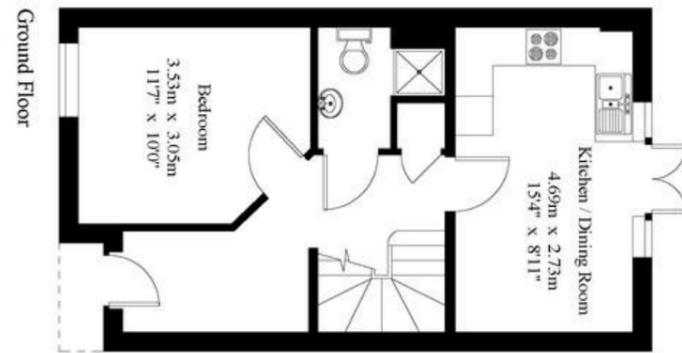
Covered Porch, Hall, Cloaks/Shower Room, Kitchen/Breakfast Room, Reception/Bedroom 3, First Floor Sitting Room with Balcony, Master Bedroom with En-suite Shower Room, Double Bedroom 2, Bathroom, Gas Fired Central Heating, Double Glazed Windows, Walled Garden, Share of 8 Acres of Communal Gardens, 2 Allocated Parking Spaces

£475,000 Freehold



3 Frant Court

Gross Internal Area : 110.8 sq.m (1192 sq-ft.)



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
A (92-100)	85
B (81-91)	73
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC

For Identification Purposes Only.
© 2018 Trueman (UK) Limited (01892) 614 881



Property Description

A well designed and attractively located town house
Versatile accommodation arranged over three floors
Country views to the front and overlooking Frant Green to the rear
Useful size entrance hall with wood flooring and cloaks and under stairs cupboards. The cloakroom also includes a separate shower cubicle
A light kitchen/breakfast room with doors and windows out to a walled garden. Appliances include De Dietrich gas hob with extractor above. Useful range of fitted cupboards plus ample space for table and chairs
The front room doubles up as either a reception room or, as currently used, bedroom 3
Attractive staircase to the first floor, continuing to the second floor
Good sized sitting room with a pair of double glazed French doors leading out to a balcony with surrounding country views. Fitted gas fire (not tested)
Double bedroom 2 to the front with double glazed windows overlooking Frant Green
Bathroom off the landing with low-level WC, panelled bath and pedestal washbasin



Second floor landing with built-in storage cupboard, door to Master bedroom featuring a wide dormer to the front with far reaching countryside views (west facing), good sized airing cupboard housing hot water tank
En-suite shower room with good sized shower unit, pedestal washbasin, low-level WC and heated towel/radiator

Frant Court is accessed via electronically operated security gates
One of the features of Frant Court is its attractive setting in 8 acres of parkland, landscaped by the British Horticulturist and Garden Design Gertrude Jekyll. Commanding views can be enjoyed from terraced lawns, punctuated with yew trees and areas of woodland
Residents have the sole use of a hard tennis court
To the front of the property there is a small area of garden and two allocated parking spaces
Rear walled courtyard garden

Frant is a thriving village on the Kent and Sussex borders with its own general store, two public houses and successful primary school
The Green, which is opposite Frant Court, is regularly used by the village with cricket in the summer. On the other side of the green is a bowling club and village hall

Wealden District Council Tax Band F
All main services are connected
The gardens, tennis court and electric gates are managed by the Residents Association and the current annual service charge is £137 per month

Proceed out of Tunbridge Wells on the A267 Eastbourne Road. On entering Frant village turn right into the gated development, where the property will be found on the left hand side

Viewing
Strictly by appointment through Sumner Pridham
info@sumnerpridham.co.uk 01892 516615

