



53 St. James Park

Tunbridge Wells, TN1 2LQ

SUMNER PRIDHAM

A significantly remodelled halls adjoining Victorian family house. Stunning kitchen/living area. Large garden. St James Catchment area.

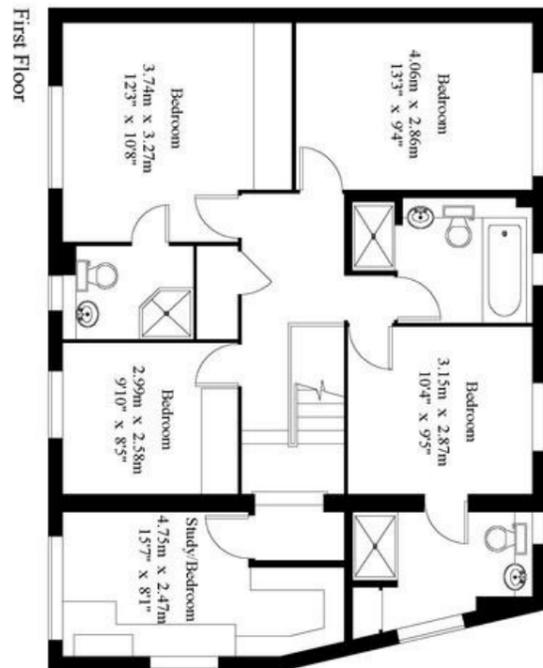
Recessed Covered Porch, Hall, Sitting Room, Kitchen, Dining Room, Living Room, 4 Bedrooms, Study, Family Bathroom, En-suite Shower Room to Main Bedroom, Gas Fired Central Heating, Good Sized Mature Garden including Large Summer House/Workshop with Covered Deck

£735,000 - £750,000 Freehold



20 The Broadway

Gross Internal Area : 190.0 sq.m (2045 sq.ft.)
(Including Garage)



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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.



Period staircase leads to the landing and gives access to all first floor rooms
Bay fronted bedrooms with wardrobes and period fireplace
Adjacent study with window, purpose built desk with open shelving above
A pretty part panelled bedroom to the rear with period fireplace
Double bedroom with period fireplace and fitted wardrobe cupboard
Modern fully tiled bath room featuring separate shower above bath, all-in-one wash basin with vanity cupboard and W/C with concealed cistern
Staircase to second floor leading to the master bedroom enjoying a double aspect to front and rear and featuring a modern shower room with skylight

OUTSIDE

To the front there is a mature garden with stunning dematis along the front wall, a gravelled path to the front door and to the side with secure gate giving access to the rear garden
Large entertaining terrace with access from the living room
Lawn with mature shrubs either side and a sun terrace at the top
Large deck with garden shed to one side
At the top of the garden is a covered deck area which includes a summer house/workshop

SITUATION

St James Park is a sought-after cul-de-sac of Victorian family houses
Ideally placed for St James Primary School, which is within the catchment, and also to main line stations (High Brooms 0.7 miles) and (Tunbridge Wells 1 mile) and the Royal Victoria Place shopping centre 0.7 miles

PRACTICALITIES

Tunbridge Wells Borough Council Tax Band D
The property benefits from double glazed windows throughout
Gas fired central heating
The current owners have been at the property for the last 16 years
The extensive remodelling with appropriate paperwork was carried out over three different periods, the loft in 2010, the side extension creating the side dining area 2011 and the living room in 2015
All main services are connected

DIRECTIONS

Proceed up Mount Pleasant and turn right at the traffic lights. At the small roundabout continue over into Lansdowne Road and at the T-junction turn right, then first left into St James Road. Take the first right into St James Park

VIEWING

Strictly by appointment through Sumner Pridham
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Property Description

An extensively remodelled and beautifully presented Victorian family house
A successful blend of modern living with vaulted, light and spacious living areas
The comprehensively fitted kitchen with integrated appliances and composite work surfaces is recessed but connected to the dining room. Wooden flooring connects both rooms. Part vaulted with large skylights
Period style fireplace with wood burning stove and fitted with a wooden surfaced home office desk with cabinets
Wide opening with feature central pillar accommodating additional storage, creates a connection to the living room and garden beyond
Vaulted living room with "Scandinavian feel" again with large skylight but also floor-to-ceiling windows and French door out to a large entertaining terrace with triangular windows sitting above. Modern style free standing wood burning stove on a glass plinth
To the front of the house is a cosy bay fronted sitting room with book case shelving around the pine door, fireplace with wood burning stove, cupboards and shelving for TV

