



SUMNER PRIDHAM

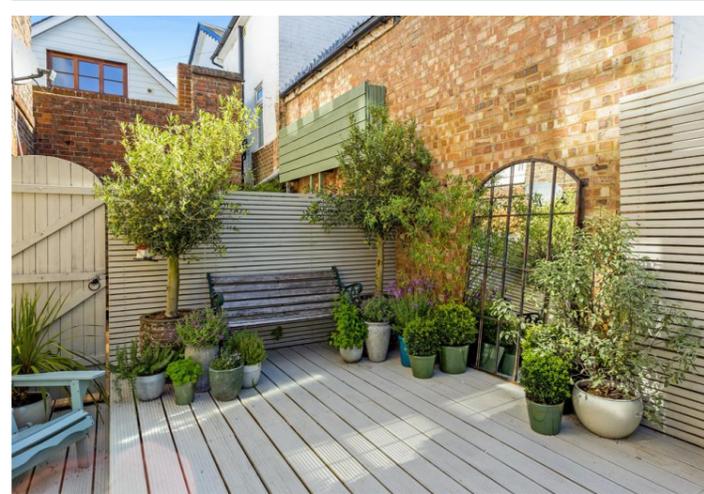
9 Clifton Place

Tunbridge Wells, TN1 1TL

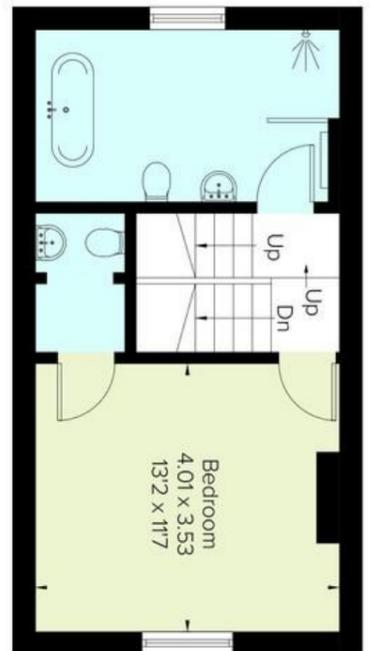
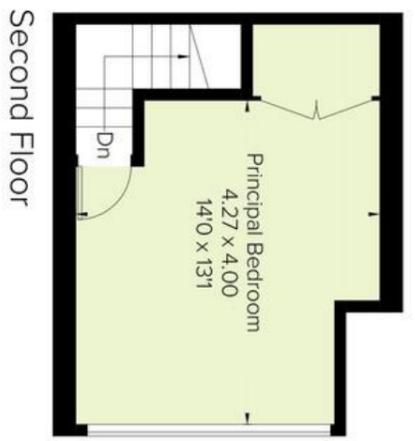
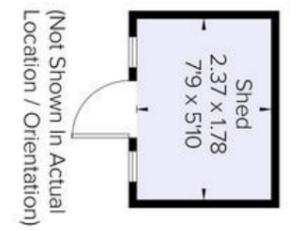
A quietly located and beautifully presented 2 double bedroom semi-detached Victorian house, located away from traffic in the heart of the 'village area', minutes walk from the vibrant High Street and mainline station.

Hall, Sitting Room, Live-in Kitchen/Dining Room, 2 Double Bedrooms, En-Suite WC, Large Bath/Shower Room, New Electric Central Heating, Double Glazed Windows, Front and Rear Gardens, Private Road and Permit Parking

£525,000 - £550,000 Freehold



Approximate Area = 113.7 sq m / 1224 sq ft
(Excluding Shed)



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.

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TN1 1BS

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 254369



Property Description

- ◆ A significantly upgraded Victorian house with beautifully light and spacious accommodation arranged over three floors.
- ◆ Unique away from traffic location, minutes' walk to the station.
- ◆ Limed engineered oak floors throughout the ground floor.
- ◆ Double aspect, bright sitting room with French doors out to a new decked garden. Attractive fireplace surround with shelved displays either side.
- ◆ Double aspect dining room with under stairs cupboard incorporating new Heatrac Sadia electric boiler providing heating to conventional radiators throughout the house.
- ◆ The beautiful live-in kitchen/dining room includes a stunning vaulted ceiling with conservation skylights, heated flooring and attractive composite work surfaces with stylish tiled splashbacks. Integrated appliances include induction hob, Zanussi electric oven, fridge/freezer and dishwasher. Comprehensive range of cupboards, space for washing machine, window overlooking the garden and LED lighting.
- ◆ First floor double bedroom with large window and en-suite WC.



- ◆ Luxuriously appointed bath/shower room. New walk-in glass and tiled shower with drench head shower, stand alone bath, wall-hung WC and washbasin, pretty Victorian fireplace surround and finished with a stunning tiled floor.
- ◆ Staircase leads to the master bedroom with stunning views. Walk-in wardrobe cupboards plus further eaves storage cupboards.

Outside

- ◆ There is garden to three sides of the property with a decked rear garden with direct access via French doors from the sitting room, providing a quiet entertaining/seating area. Useful garden shed for storage.

Situation

- ◆ Unique and quietly located position away from traffic, yet within minutes walk of the Grove, an ideal social meeting point together with The Compasses pub.
- ◆ The vibrant High Street now includes the Ivy restaurant, coffee shops and independent shops.
- ◆ The historic Pantiles is 0.4 of a mile.
- ◆ The central station is 0.3 of a mile, providing a fast commuter service to London Charing Cross and Cannon Street in just under an hour.

Practicalities

- ◆ Tunbridge Wells Borough Council Tax Band D.
- ◆ The house has been significantly upgraded and will appeal to buyers wishing to take advantage of a property which has been completely modernised and now ready to live in.
- ◆ Rewired throughout with the appropriate certificate.
- ◆ New kitchen with vaulted ceiling and heated flooring.
- ◆ Double glazed windows throughout.
- ◆ New bath/shower room.
- ◆ Engineered limed oak floors and fitted carpets.
- ◆ Re-plastered walls and ceiling where necessary and decorated throughout.

Directions

From the High Street, walk up Warwick Road, which becomes Little Mount Sion passing The Compasses on your left. At the top turn right into Mount Sion then left into Clifton Place. There is an access path between the two terraces which leads to No.9 Clifton Place.

Viewing

Strictly by appointment through sole agents Sumner Pridham
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