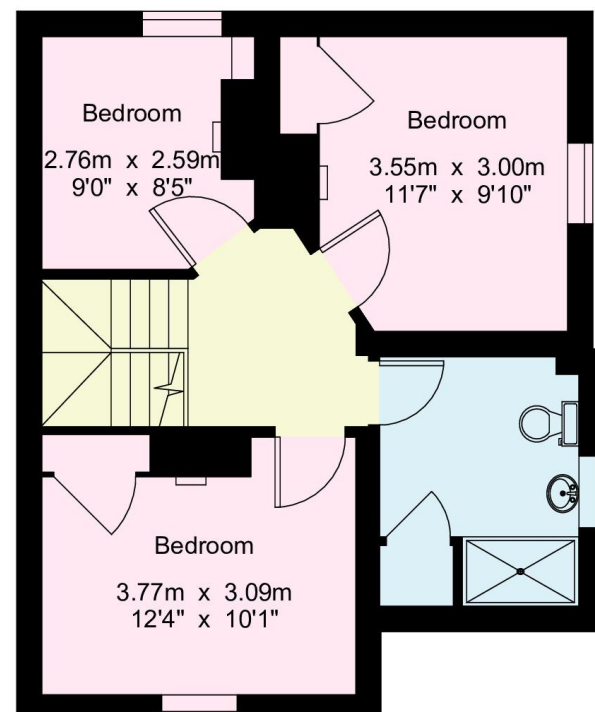


Ground Floor



First Floor

33 Eridge Road

House - Gross Internal Area : 105.2 sq.m (1132 sq.ft.)

Summerhouse - Gross Internal Area (Approx.) : 10.9 sq.m (117 sq.ft.)



33 Eridge Road

Tunbridge Wells, TN4 8HR

SUMNER PRIDHAM

One of a pair of attractive period properties located behind similar houses fronted on to Eridge Road and set in a good sized garden, 0.7 miles to mainline station. The well maintained property requires some updating and offers potential for extension if required (SSTC).

Covered Porch, Hall, Sitting Room, Dining Room, Kitchen, Conservatory/Utility Room, 3 Bedrooms, ground and first floor Bathroom, Gas Fired Central Heating, Double Glazed Windows, Garden with Summerhouse.

Guide price £425,000 - £450,000 Freehold *No Forward Chain*



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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.

33 Eridge Road, Tunbridge Wells, TN4 8HR



Property Description

- ◆ A conveniently located semi-detached period property set in a good sized garden, being offered with the benefit of no forward chain.
- ◆ Set behind houses in Eridge Road in a sunny and good sized garden.
- ◆ Excellent opportunity for extension if required and subject to the usual consents.
- ◆ Attractive Oak columned porch with front door leading to an 'L' shaped hall giving access to all rooms including a wide turned staircase to the first floor.
- ◆ Sitting room features tall double glazed windows overlooking the sunny garden, fitted with a gas coal effect fire (not tested) in a tiled surround and hearth, original floor to ceiling shelved cupboard to the side.
- ◆ The dining room faces the front of the property and features an attractive set of 3 double glazed windows with fitted shutters, open fireplace with tiled surround, display shelves in recesses to side, cupboard beneath with louvred doors.
- ◆ Kitchen breakfast room fitted with a stainless steel sink and double drainer sitting beneath a double glazed window with fitted shutters.
- ◆ Neff electric oven and Neff 2-ring hob.
- ◆ Range of fitted cupboards and original panelled doors leading to a pantry cupboard with fitted shelves.



- ◆ Conservatory/Utility room to the rear of the property with access from the kitchen, plumbing for washing machine, quarry tiled floor, double glazed window and 2 doors giving access to the garden.
- ◆ Ground floor bathroom comprising of panelled bath, pedestal wash basin, low level WC, window with fitted shutters.
- ◆ Wide turned staircase leads to a good sized landing with access to a loft.
- ◆ Double bedroom 1 is front facing with fitted shutters and views towards Tunbridge Wells Common, pretty painted cast iron fireplace surround with original wide panelled door to a shelved cupboard.
- ◆ Bedroom 2 overlooks the sunny garden, features a pretty cast iron fireplace with wide door to cupboard in recess to side housing Worcester Greenstar gas fired boiler providing central heating and hot water (fitted in March 2021).
- ◆ Bedroom 3 enjoys a south facing aspect with views towards the steam train railway and features a painted cast iron period fireplace with shelved recess to side.
- ◆ Large bathroom fitted with a shower cubicle, pedestal washbasin, low level WC, chrome towel radiator, window with fitted shutters and airing cupboard housing insulated unvented hot water tank.
- ◆ Outside one of the features of the property is its good sized garden set back from the Eridge Road, mainly paved with inset flower beds and benefiting from a good sized chalet style summerhouse.

Location

- ◆ Ideally located across from the extensive Tunbridge Wells Common, and close to the Pantiles (0.4 miles), lower High Street with its popular cafes, restaurants and shops (0.5 miles) and central station (0.7 miles).
- ◆ The property is set behind the houses on the Eridge Road with the enthusiast steam railway line lying behind.

Services

- ◆ All mains services are connected.
- ◆ Gas fired central heating boiler installed in March 2021.
- ◆ Double glazed windows.

Viewing

Strictly by appointment only through sole agents Sumner Pridham
01892 516615 info@sumnerpridham.co.uk

