



23 Kentish Gardens

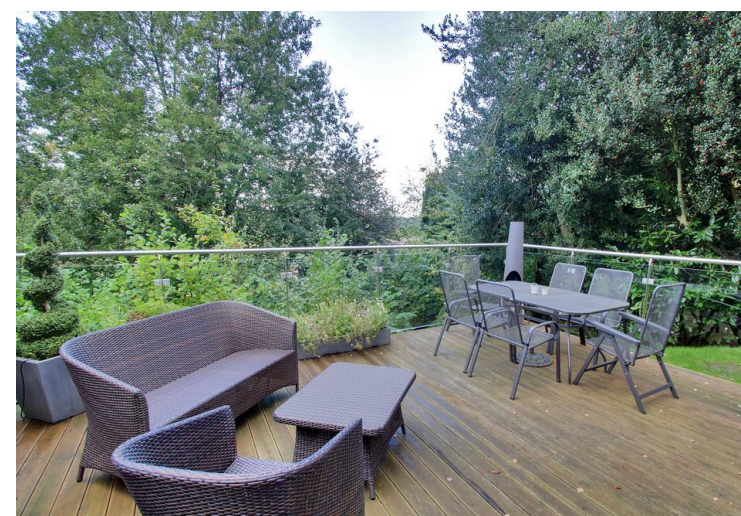
Tunbridge Wells, TN2 5XU

SUMNER PRIDHAM

Superb contemporary town house built by Elysian Homes, set in an exclusive private gated development in an up-market residential area off Broadwater Down, a renowned tree-lined avenue. The high interior specification has been further enhanced by the vendor and the exterior features a curved aluminium roof and Brazilian IPE hardwood cladding. The house is arranged on four floors with far reaching views over the town.

Hall, Cloakroom, Study, Drawing Room, large Kitchen/Dining/Family Room, Principal Bedroom Suite with Dressing room and Ensuite Bathroom, 2 further Bedrooms, Family Bathroom and additional Cloakroom, 2 spacious balconies, Decked area, covered and allocated parking.

Guide price £1,000,000 - £1,100,000 Freehold *No Forward Chain*

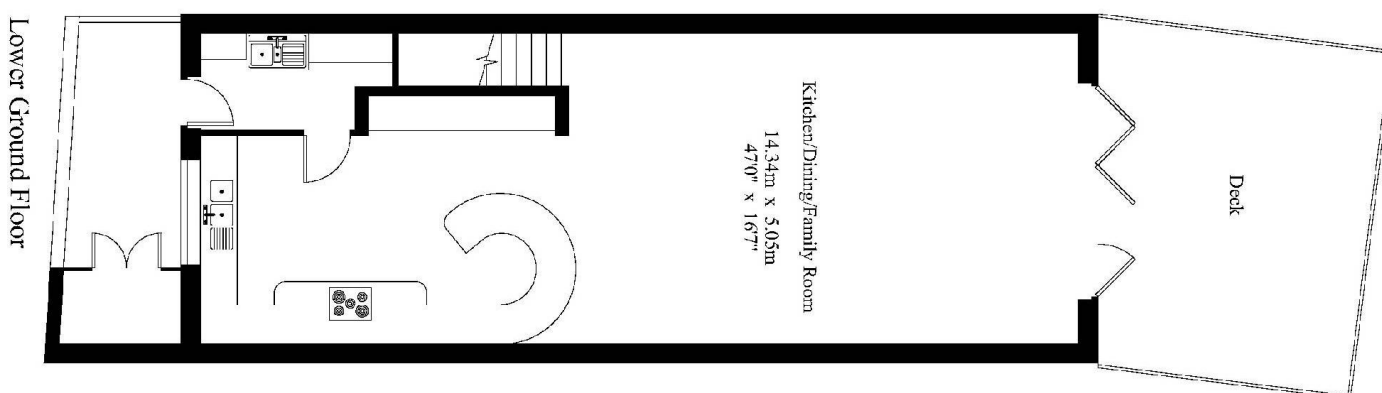
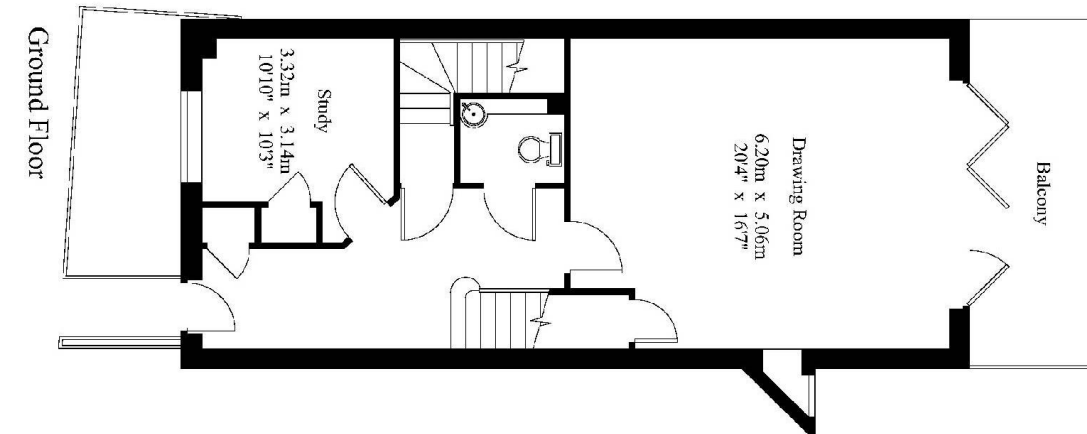
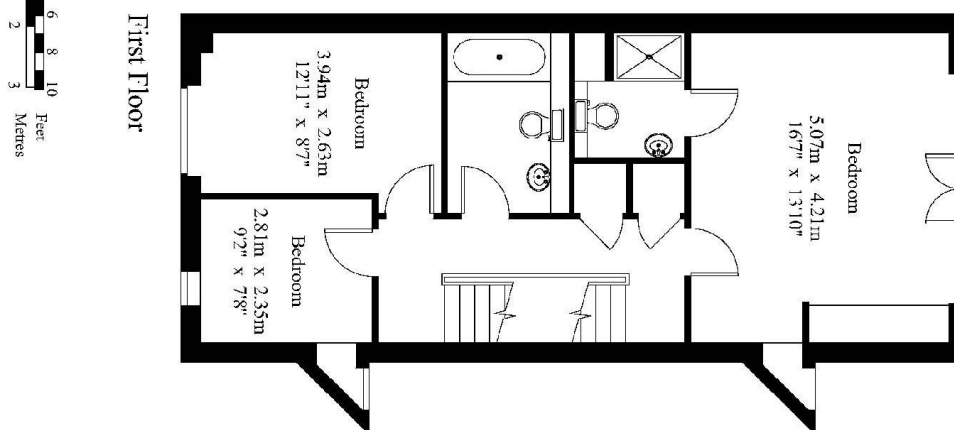
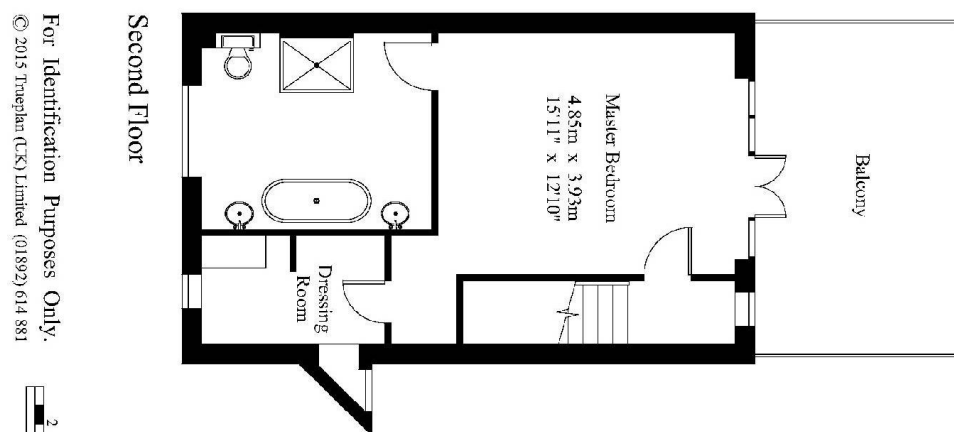


23 Kentish Gardens

Gross Internal Area : 245.0 sq.m (2637 sq.ft.)



Score	Energy rating	Current	Potential
92+	A		82 B
81-91	B		
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



For Identification Purposes Only.
© 2015 Trueplan (UK) Limited (01892) 614 881

2 4 6 8 10 Feet
1 2 3 Metres

29 Vale Road
Tunbridge Wells
Kent
TN1 1BS

www.sumnerpridham.co.uk
info@sumnerpridham.co.uk
01892 516615

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.



Property Description

- ◆ Ground floor - Spacious drawing room with bi-fold doors opening onto a balcony, study and cloakroom.
- ◆ Lower floor - 47' long open plan kitchen/dining room/family room with bi-fold doors leading to a large terrace.
- ◆ First floor - three bedrooms, one with Juliet balcony, fitted wardrobes and an en-suite shower room, family bathroom.
- ◆ Top floor - Master bedroom suite with spacious luxury bathroom, separate dressing room with built-in storage and a balcony.
- ◆ The Charles Rennie Mackintosh inspired kitchen has been redesigned with AEG appliances including two ovens, microwave, dishwasher and full height fridge freezer, plus additional De Dietrich down draft extractor and a Siemens five ring gas hob plus wok burner.
- ◆ Lutron lighting system to the kitchen/family room Cat 6 wiring throughout.
- ◆ Sky dish, BT/TV/Sky points in every room.
- ◆ Hard wiring for multi-room integrated audio visual entertainment system.
- ◆ Wiring for cinema surround sound and plasma TV in the kitchen/family room



Security

- ◆ 1.8 metre high electric gates with video intercom
- ◆ Integrated fire alarm system with motion sensors.

Outside

- ◆ Allocated covered parking and parking space, plus visitors parking.
- ◆ Communal gardens and woodland areas.
- ◆ Large private terrace with automatic watering systems on all levels.
- ◆ Recently installed shed with power and light

Practicalities

- ◆ Tunbridge Wells Borough Council Tax Band G.
- ◆ All main services connected.
- ◆ Zoned gas fired central heating with under flooring heating to lower ground and ground floors.
- ◆ Traditional feature radiator in the en-suite bathroom.
- ◆ Unexpired NHBC warranty
- ◆ Annual Service charge of £2500

Situation

- ◆ Kentish Gardens is set in an exclusive private gated development off the favoured tree-lined Broadwater Down.
- ◆ Tunbridge Wells central station providing an excellent commuter service to London Charing Cross and Cannon Street in just under the hour, is a pleasant walk of approximately 1.4 miles.
- ◆ The historic Pantiles, with many restaurants, cafes, two public houses and independent shops is approximately 1.2 miles distant.

Directions

- ◆ From the centre of the town, proceed to the mini roundabout by the Pantiles and turn into Nevill Street, which after a short distance becomes Frant Road (A267). After about half a mile turn right into Broadwater Down and almost opposite the church turn right into Kentish Gardens and then bear right and proceed to the gates.

Viewing

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

