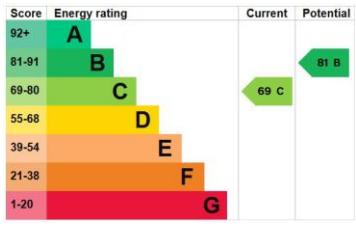


Ground Floor

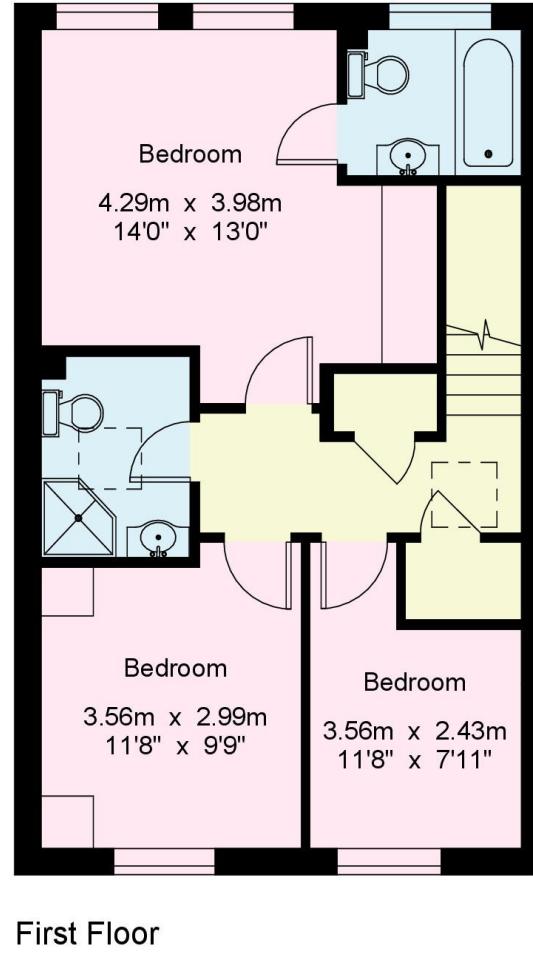


## 8 Carlton Crescent

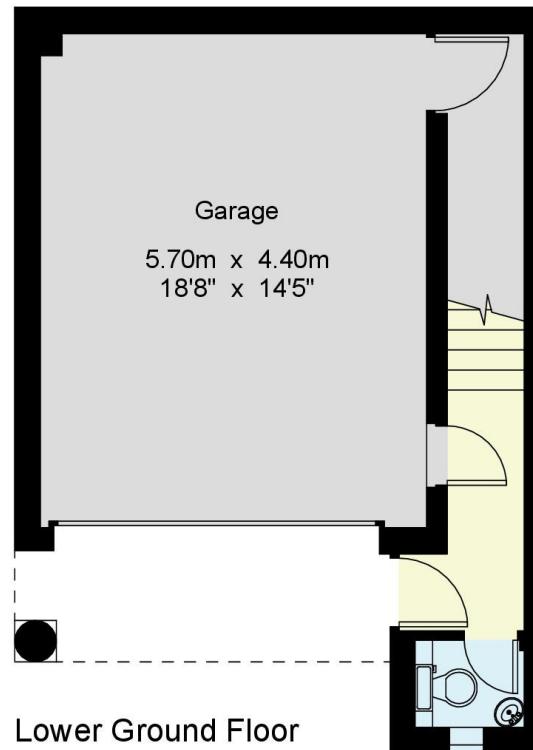
**Gross Internal Area : 137.7 sq.m (1482 sq.ft)**



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First Floor



Lower Ground Floor

29 Vale Road  
Tunbridge Wells  
Kent  
TN1 1BS

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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.



## 8 Carlton Crescent

Tunbridge Wells, TN1 2JR

► SUMNER PRIDHAM ◀

A Georgian style three bedroom end of terrace town house in a central and exclusive location being one of eight properties set in attractive grounds enjoying elevated position with west facing views within walking distance to the town centre, mainline station and Dunorlan Park.

Hall, Cloakroom, Sitting/Dining Room, Kitchen/Breakfast Room, 3 Bedrooms, Ensuite Bathroom, Bathroom, Gas Fired Central Heating, Double Glazed Windows, Integral Garage, West Facing Balustrade Balcony, Small Patio/Lawn.

**Guide price £695,000**

**Freehold**

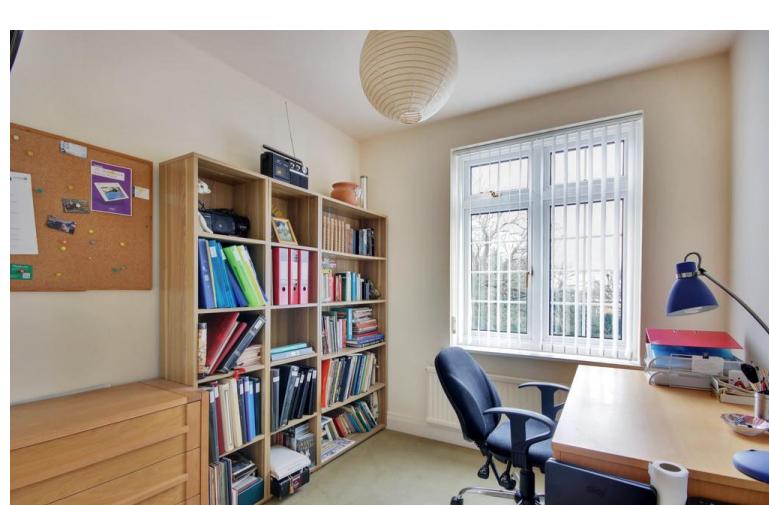
**\*No Forward Chain\***





## Property Description

- ◆ A quiet and centrally located Georgian style townhouse.
- ◆ Principal accommodation mainly arranged over 2 floors with elevated westerly views to the front.
- ◆ Spacious lower ground floor integral garage.
- ◆ Well established tree lined residential road and set in lawned communal garden with annual maintenance fee of £360.
- ◆ Feature stone balustrade balcony with access from the sitting/dining room.
- ◆ The main entrance lays to the rear of the property and gives access to the entrance hall, staircase to the first floor, multipaned glass door giving access to staircase to lower ground floor, integral garage and cloakroom.
- ◆ Light and spacious sitting/dining room with both window and double glazed doors to a balcony large enough for seating and where west facing views towards the town can be enjoyed.
- ◆ The kitchen is arranged with worksurfaces over two wall incorporating a one and a half stainless steel sink and drainer beneath the window and a gas fired hob with concealed extractor above.
- ◆ Comprehensive range of cupboards and drawers including matching wall mounted cupboards plumbing for a washing machine, appliances also include Bosch eye-level double oven.



- ◆ Staircase from the hall leads to a first floor landing with skylight above and useful store and airing cupboards.
- ◆ Double bedroom 1 lies to the rear of the property with two windows and fitted wardrobe cupboards, with mirrored doors.
- ◆ Ensuite bathroom comprising panelled bath, low level WC, washbasin with cupboard beneath, window, tiled walls and floor.
- ◆ Bedroom 2 with westerly views to the front and wardrobe cupboard.
- ◆ Bedroom 3 also with westerly views.
- ◆ Bathroom comprising shower cubicle, washbasin, low level WC, tiled floor, towel rail and skylight.
- ◆ Lower ground floor hall leading out to the front of the property and driveway.
- ◆ Cloakroom refitted with low level WC, pedestal wash basin with cupboard beneath, chrome towel rail, window and tiled walls.
- ◆ Door from the hall to a large garage with remote up and over door to the front also fitted with worktops with plumbing for washing machine and space for tumble dryer beneath.
- ◆ Storage cupboard also housing gas fired boiler providing central heating and domestic hot water.

## Outside

- ◆ To the rear of the property there is a small area of patio and lawn.
- ◆ To the front there is a drive providing off-road parking and access to the garage.

## Location

- ◆ One of the features of the property are its excellent central location and set back from Carlton Road.
- ◆ Within walking distance of Dunorlan Park, St. James's Primary School, Dr's surgery and 0.5 miles to the mainline station.

## Viewing

Strictly by appointment only by sole agents Sumner Pridham 01892 516615 [info@sumnerpridham.co.uk](mailto:info@sumnerpridham.co.uk)

