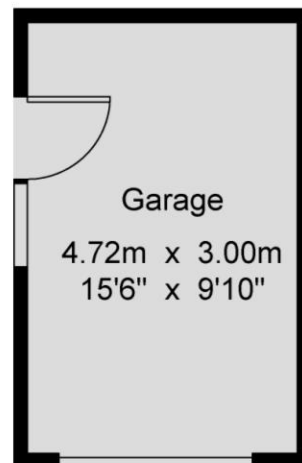
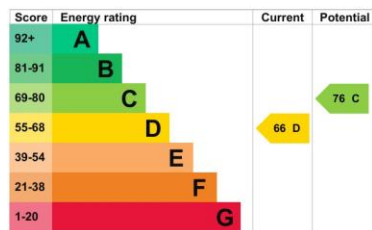


## 10 East Cliff Road

**House - Gross Internal Area : 104.9 sq.m (1129 sq.ft.)**  
**Garage - Gross Internal Area : 14.4 sq.m (155 sq.ft.)**



## 10 East Cliff Road

Tunbridge Wells, TN4 9AE



Attractive 3 bedroom semi-detached character house benefitting from good sized rooms with a level south facing garden all within walking distance to St Johns Primary School and excellent Secondary Schools. Ample space to the side for extension and loft conversion subject to consents.

Enclosed Porch, Living Room, Kitchen/Dining Room, Sitting Room, Sunroom, Cloakroom, separate WC, 3 Bedrooms, Bathroom, Gas Fired Central Heating, Front and Rear Gardens with side access, double in length Drive, Garage.

**Guide price £650,000 Freehold \*Chain Free\***



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.

10 East Cliff Road, Tunbridge Wells, Kent, TN4 9AE



- ◆ and domestic hot water installed in 2024.
- ◆ Utility cupboard with plumbing for washing machine, shelving above.
- ◆ Sitting room features an ornamental fireplace surround and hearth and wide arch to a sunroom which has floor to ceiling and full width patio doors with access and view out to the south facing garden.
- ◆ Attractive turned staircase leads to the first floor landing with paned casement windows to the front and access to attic space.
- ◆ Double bedroom 1 has views over the rear garden.
- ◆ Double bedroom 2 features period fireplace.
- ◆ Bedroom 3 with views over the rear garden, fitted wardrobe and airing cupboard housing insulated hot water tank.
- ◆ Bathroom comprising panelled bath with electric shower above, half tiled walls washbasin with vanity cupboard beneath, low level WC and window.

#### Outside

- ◆ **Rear:** A superb feature of the property and access from the patio doors in the sunroom is a level and well-established south facing garden which affords a high degree of privacy.
- ◆ Laid mostly to lawn with a variety of flowering shrubs including Buddleia's and Roses, fenced and walled boundaries, garden shed.
- ◆ **Front:** Set back from East Cliff Road is a double in length drive leading to a detached brick built garage with up and over door, power and light connected, and door and window out to the rear garden.
- ◆ Additionally, there is a side gate from the drive giving access into the rear garden.

#### Location

- ◆ An ideal and popular residential road within walking distance to St John Primary and St Augustine's.
- ◆ Also, within walking distance to secondary schools including the grammars.
- ◆ There are independent shops and cafes within easy walking distance, including a mini Marks and Spencer and Waitrose and just over a mile from a mainline station.

#### Viewing

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

### Property Description

- ◆ An attractive semi-detached character house benefitting from spacious and versatile accommodation excellent potential to extend to the side and convert loft space to accommodation subject to consents.
- ◆ Private level south facing garden.
- ◆ Popular residential road within walking distance to Primary and Secondary school including grammars.
- ◆ Set back from the pavement with path leading to an attractive enclosed porch with double opening doors, coat hanging rail and former front door.
- ◆ Spacious dining room with wide bay to the front featuring character paned casement windows, period fireplace surround and mantelpiece, useful understairs storage area housing the circuit breaker, gas and electric meters.
- ◆ Cloakroom with washbasin, window and hanging rail.
- ◆ Separate WC with low level WC and window.
- ◆ Dual aspect kitchen with quarry tiled floor, worksurfaces arranged over 3 walls with one and a half stainless steel sink and drainer beneath wide window with views to the garden, ample space for table and chairs.
- ◆ Standing electric oven with gas hob, good range of cupboards with matching wall mounted cabinets, space for fridge.
- ◆ Door to outside and gas fired boiler providing central heating

