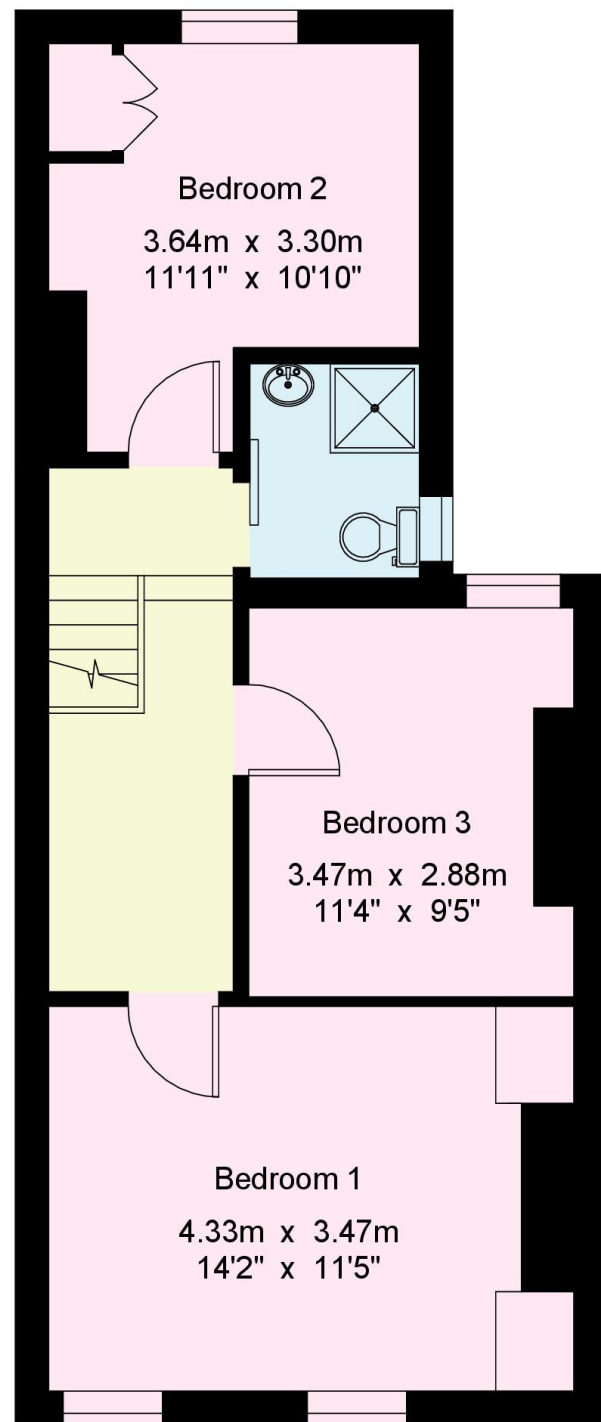
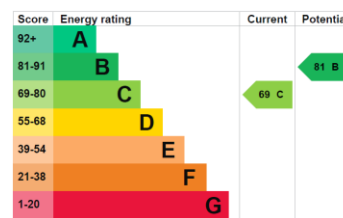


Ground Floor



First Floor



9 Percy Terrace

House - Gross Internal Area : 108.2 sq.m (1165 sq.ft.)



9 Percy Terrace

Tunbridge Wells, TN4 9RH

SUMNER PRIDHAM

A substantially built 3 bedroom Victorian house enjoying a quiet No Through Road location opposite St Johns Park and within walking distance to Primary and Secondary schools including Grammars. Farrow and Ball well presented accommodation includes double reception and kitchen dining room on the ground floor with 3 double bedrooms on the first floor. Excellent potential to convert loft space.

Recessed covered Porch, Hall, Double Reception Room, Kitchen/Dining Room, Utility/side return, 3 Double Bedrooms, Shower Room, Gas Fired Central Heating, Garden.

Guide price £599,500 Freehold





Property Description

- ◆ Well-presented Victorian house with 3 Double Bedrooms and ideally located for schools.
- ◆ Located at the head of a no through road and opposite St Johns Park.
- ◆ The well-presented accommodation retains many period features including moulded corniced ceilings and sash windows.
- ◆ Excellent potential to extend into the loft space similar to the neighbouring property.
- ◆ Wrought iron gate and path leads to the recessed arched porch.
- ◆ Half glazed panelled front door throws light into hall with matching arch to period staircase with turned balusters.
- ◆ Useful set of triple understairs storage cupboards with attractive panelled doors.
- ◆ Sitting room benefits from a wide bay to the front with fitted shutters, stone hearth surround and overmantel, with a pair of cupboards either side with display shelves above.
- ◆ Wide arch leads into a second reception room currently used as a dining room with cast iron fireplace and sash window to the rear.
- ◆ Both reception rooms feature attractive moulded corniced ceilings.
- ◆ Kitchen dining room enjoys a dual aspect with double glazed window to the rear, sash window and door to side.
- ◆ There are worksurfaces arranged over 3 walls incorporating a one and half stainless steel sink and drainer beneath a window overlooking the garden.
- ◆ Appliances include Neff gas hob, AEG self-cleaning grill/oven, AEG extractor above, Bosch dishwasher.



- ◆ A good range of cupboards including pull out metal rack corner cupboards and nest of drawers, matching wall mounted cabinets, space for fridge/freezer.
- ◆ Feature former range recess with substantial stripped pine overmantel, built in floor to ceiling pantry cupboard to side and shelved with original pine doors.
- ◆ Original pine door with etched glass panels leads back into the hall.
- ◆ Useful utility/side return with plumbing for washing machine and space for tumble dryer, fired earth tiled floor and vaulted glazed roof.
- ◆ Staircase leads to first floor landing with access to an insulated roof space with loft ladder and light connected and where we consider there is potential to convert to accommodation subject to usual consents.
- ◆ Double bedroom 1 benefits from being the full width of the house and has a pair of wardrobe cupboards with panelled doors and 2 matching sash windows to the front with views over St Johns Park.
- ◆ Double bedroom 2 has cast iron fireplace inset with pine surround and sash window to rear.
- ◆ Double bedroom 3 has a pretty cast iron fireplace and double doors to an airing cupboard, shelved and housing Ideal gas fired boiler (serviced March 2026).
- ◆ Shower room fitted with shower cubicle, wash basin with fitted towel rail beneath, low level WC, heated towel rail, sash window to side, air extractor, pine sliding door to landing.

Outside

- ◆ The property benefits from a sheltered paved garden also featuring flower borders and a stunning mature Acer (Japanese Maple) outside tap and gate to the rear giving access to Whitefield Road.

Location

- ◆ Percy Terrace is an attractive row of Victorian houses located at the end of a no through road and opposite to the entrance to St Johns Park with its bowling green, recreation area and children's playground.
- ◆ Ideally placed to St Johns Primary School, and all Secondary schools including TWGGS, Skinners and Tunbridge Wells Boys Grammar.
- ◆ Within walking distance to independent shops and cafes plus local supermarkets to include mini Marks and Spencer's and Waitrose and 1.2 miles to the mainline station

Viewing

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

