



WOOD & PILCHER



- Detached Period Property
- Potential for Development, STPP
- Large Principal Bedroom
- Large Open Plan Lounge/Din/Kit
- Residents Permit Parking (See Note)
- Energy Efficiency Rating: E

St. James Road, Tunbridge Wells

GUIDE £325,000 - £350,000

woodandpilcher.co.uk

85a St. James Road, Tunbridge Wells, TN1 2HH

Ripe with potential for further development, subject to the necessary permissions being obtainable, an impressively spacious and flexibly arranged, one bedroom detached house located in the St. James quarter of Tunbridge Wells. A glance at the attached photographs and floorplan will testify to the fact that this is a particularly large and unexpected find! The ground floor is one single open plan room affording excellent entertaining space in the form of a large lounge area open to an equally good sized kitchen/dining room. On the first floor - currently - is an open plan bedroom, again of a particularly good size and currently boasting a further en suite bathroom facility as well as a second 'lounge'. It is the latter lounge area that we consider may well have potential for further development, subject to the necessary permissions being obtainable. Heating/air conditioning provided by Air Source Heat Pump. Light and spacious with interesting architectural designs, this one bedroom house may well be a preferable option for anybody seeking to buy an apartment in town or equally looking for something different with huge potential. We do expect this fascinating property to garner immediate interest and to this end we would encourage all interested parties to make an immediate appointment to view to avoid disappointment.

Access is via a partially glazed double glazed door that leads to:

OPEN PLAN LOUNGE/KITCHEN/DINING AREA:

Lounge Area: Good areas of wood effect flooring, spiral staircase leading to the first floor, various media points. Excellent space for lounge furniture and for entertaining. Two sets of opaque double glazed windows to the side. Wall mounted radiator/air conditioner, inset LED spotlights to the ceiling. Door to ground floor cloakroom.

Kitchen/Dining Area: Fitted with a range of high gloss white base units and a complementary work surface. Good general storage space. Integrated freezer, fridge, slimline dishwasher. Integrated 'Indesit' electric oven and inset four ring 'Bosch' induction hob with feature tiled splashback and extractor fan over. Inset one and a half bowl sink with mixer tap over. Space for a freestanding fridge/freezer. Feature tiled floor with good space for dining table and chairs. Inset LED spotlights to the ceiling.

CLOAKROOM:

Tiled floor, part tiled walls, low level wc, wall mounted wash hand basin with mixer tap over, wall mounted mirror fronted cabinet, wall mounted heated towel radiator, extractor fan. Space for washing machine. Opaque double glazed window to the side with fitted blind.

FIRST FLOOR:

BEDROOM:

This takes up all of the first floor and is of a particularly good size. Subject to the necessary permissions being obtainable, we consider there is ripe potential for its conversion into two good sized bedrooms instead. Carpeted, five opaque double glazed windows to the front. Vaulted ceiling with good areas of exposed woodwork.



Good space for a particularly large double bed and associated bedroom furniture. Areas of fitted wardrobes. Opaque double glazed windows to the rear, wall mounted thermostatic control. There is further excellent additional space currently used as a further lounge area. Further heater/air conditioning unit. Two velux windows. Door leading to:

BATHROOM:

Fitted with a corner shower unit having fitted sliding glass screens and two shower heads, panelled jacuzzi style bath with mixer tap over and single head shower attachment, low level wc, wall mounted feature wash hand basin with mixer tap over. Tiled floor, part tiled walls, wall mounted towel radiator, mirror front cabinet.

OUTSIDE:

The property enjoys use of a private paved path running from the front door to a private gate leading to St.James Road. The path has a combination of retaining wooden fencing to either side and areas of painted brickwork. There is a further area to the front of the house with space for garden storage etc and an external tap.

SITUATION:

The property is located off of St. James Road and is accessed via a private path. To this end it is located not only in a peaceful location but has immediate access to many of the best parts of Tunbridge Wells. These include a short walk to Camden Road where many of the towns most interesting and popular independent restaurants, bars and shops are located, but also Grosvenor & Hilbert Park, boasting attractive woodland, sports pitches and play areas, and good pedestrian access to High Brooms mainline railway station nearby. The town itself is approximately 0.5 mile distant with its wide range of social, retail and educational facilities to include a number of sports and social clubs, two theatres, a host of independent retailers located on the aforementioned Camden Road but also between Mount Pleasant and the Pantiles, with a wider range of principally multiple retailers located at the Royal Victoria Place shopping precinct, nearby Calverley Road as well as on the North Farm Retail Park. The town has a good number of highly regarded schools at all levels.

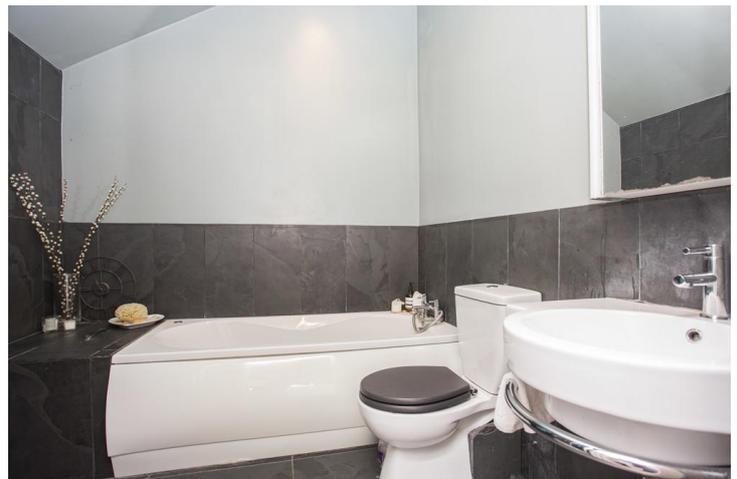
TENURE: Freehold

COUNCIL TAX BAND: C

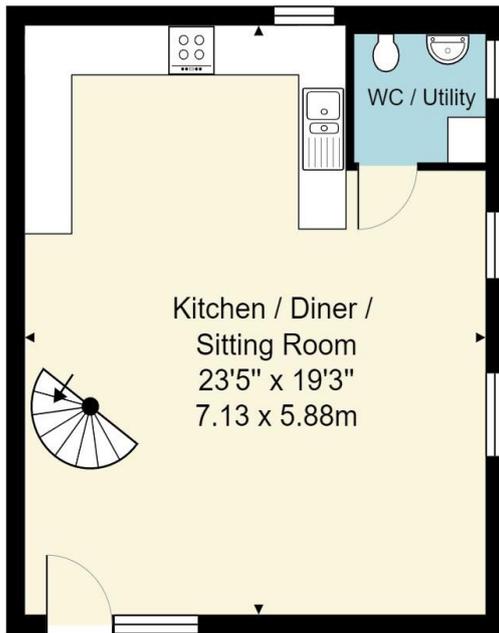
VIEWING: By appointment with Wood & Pilcher 01892 511211

AGENTS NOTE: It should be noted that the property itself does not have a private garden. It enjoys a private path to St. James Road and a small courtyard area to the immediate front of the property. Those looking for external space are well served by the nearby Grosvenor & Hilbert Park.

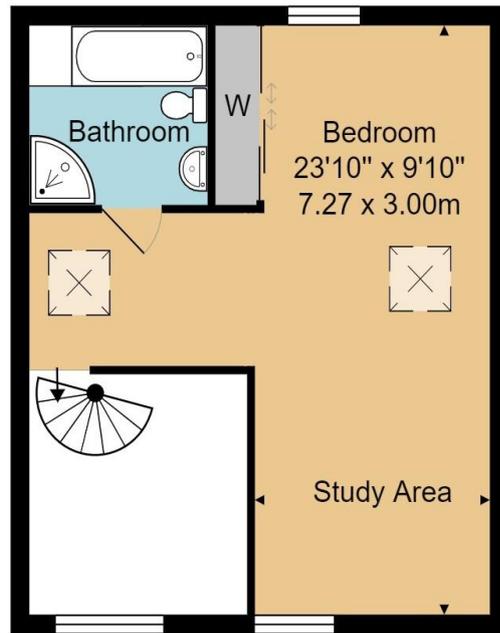
AGENTS NOTE 2: All interested parties are requested to liaise directly with Tunbridge Wells Borough Council to confirm availability of parking permits for the area.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	51 E	
21-38	F		
1-20	G		



Ground Floor



First Floor

Approx. Gross Internal Area 902 ft² ... 83.8 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Wood & Pilcher, their clients and any joint agents give notice that: They have no authority to make or give any representations or warranties in relation to the property. Any statements on which a purchaser or Tenant wishes to rely must be checked through their Solicitors or Conveyancers. These Particulars do not form part of any offer or contract and must be independently verified. The text, photographs and floor plans are for guidance only and are not necessarily comprehensive, please also note that not everything in the photographs may be included in the sale. It should not be assumed that the property has necessary planning, Building Regulations or other consents. We have not tested any appliances, services, facilities or equipment and Purchasers or Tenants must satisfy themselves as to their adequacy and condition. We have not investigated the Title, or their existence of any Covenants or other legal matters which may affect the property.

Tonbridge 01732 351135
 Heathfield 01435 862211
 Crowborough 01892 665666
 Southborough 01892 511311
 Tunbridge Wells 01892 511211
 Letting & Management 01892 528888
 Associate London Office 02070 791568

