



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Semi Detached Period Property
- Offered as Top of Chain
- 3 Bedrooms
- Large Lounge & Sep Diner
- On Street Parking
- Energy Efficiency Rating: D

St. James Road, Tunbridge Wells

GUIDE £400,000 - £425,000

woodandpilcher.co.uk

79 St. James Road, Tunbridge Wells, TN1 2HH

Offered as top of chain and requiring modernisation and refurbishment in some areas, an impressively large three bedroom semi detached property in the St. James quarter of Tunbridge Wells, ripe for further development, subject to the necessary permissions being obtainable. As currently arranged, the property has a good sized principal lounge with open fireplace and a feature deep bay window, a further equally good sized dining room and a contemporary styled kitchen with a further bathroom beyond. On the first floor there is a particularly good sized principal bedroom, again enjoying a bay window with two further good sized bedrooms and a further family shower room. A glance at the attached photographs and floorplan will give an indication as to the quality of this proposition and to that end we would encourage any interested parties to make an immediate appointment to view.

Access is via a partially glazed double glazed door with inset opaque panel with further panel above, leading to:

ENTRANCE LOBBY:

Fitted coir matting, stairs leading to the first floor, doors leading to:

LOUNGE:

Of a good size and perfect for entertaining. Carpeted, radiator, textured ceiling. Open fireplace with tiled hearth, fitted cupboard to one side of the chimney breast housing the electrical consumer unit and meters etc. Good sized bay window comprised of three sets of double glazed panels to the front.

DINING ROOM:

Carpeted, radiator. Excellent space for dining table and associated dining room furniture. Door to understairs cupboard with good areas of fitted shelving and a further door that leads to a separate cupboard with good general storage space and shallow shelving. Double glazed windows to side and rear.

KITCHEN:

Of a contemporary style and fitted with a range of high gloss grey wall and base units and a complementary work surface. Inset one and a half bowl stainless steel sink with mixer tap over. Space for a freestanding electric oven, washing machine and fridge/freezer. Wood effect vinyl flooring, part tiled walls, wooden panelling to ceiling and some wall areas. Wall mounted 'Worcester' boiler, radiator. Partially glazed double glazed door to the rear garden and further double glazed window to the rear.

INNER LOBBY:

Wood effect flooring, fitted coat hooks.

GROUND FLOOR BATHROOM:

Fitted with a pedestal wash hand basin, panelled bath with mixer tap over and single head shower attachment, low level wc. Wood effect flooring, part tiled walls, radiator, areas of wooden panelling to the ceiling. Opaque double glazed window to the rear.

FIRST FLOOR LANDING:

Carpeted, loft access hatch, doors leading to:

MASTER BEDROOM:

Of a good size, carpeted, radiator. Good space for large bed and associated bedroom furniture. Feature bay window to the front comprised of three sets of double glazed panels.

SHOWER ROOM:



Fitted with a wall mounted wash hand basin with mixer tap over and storage below, low level wc, large fitted walk in shower cubicle with single head shower and sliding glass screens. Feature tiled floor, towel radiator, inset spotlights to the ceiling, extractor fan. Opaque double glazed window to the side.

BEDROOM:

Carpeted, radiator. Double glazed windows to the rear.

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Carpeted, radiator. Double glazed windows to the rear.

OUTSIDE FRONT:

A path leading from the pavement along the side of the property to the front door and a gate leading to the rear garden. Further low maintenance paved area to the immediate front of the property. Shrub bed adjacent to retaining walls with some mature planted roses and a combination of retaining walls and fencing.

OUTSIDE REAR:

The rear garden is essentially a low maintenance garden with further paved areas to the immediate side of the property adjacent to the kitchen door with excellent space for garden furniture and entertaining. Good areas of wooden fencing, external tap. Further separate 'allotment' area with some mature fruit and vegetable plantings and good space for others in the form of raised beds with a detached greenhouse, further detached wooden shed and an additional garden space to the rear.

SITUATION:

The property is situated on St. James Road in a popular residential quarter of Tunbridge Wells and offering immediate access to many of the best parts of town. 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:

D

VIEWING:

By appointment with Wood & Pilcher 01892 511211



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	77 C
39-54	E		
21-38	F		
1-20	G		



Approx. Gross Internal Area 1042 ft² ... 96.8 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.

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