



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- 2/3 Bed Maisonette
- 1/2 Reception Rooms
- 2 Bath/Shower Rooms
- Top of Chain
- Private Parking & Gardens
- Energy Efficiency Rating: D

**Birling Road, Tunbridge Wells**

**GUIDE £425,000 - £450,000**

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## 1 Toscaig, Birling Road, Tunbridge Wells, TN2 5NA

Offered as top of chain and located in a particularly convenient location towards the south of Tunbridge Wells town centre, a two/three bedroom ground floor maisonette with good sized entertaining space in the form of a principal lounge opening to private gardens and a further and separate reception room to the front of the property (possibly bedroom three). It also offers two further good sized bedrooms, a contemporary style kitchen and two separate bathroom / shower rooms. The property enjoys a private entrance, generous parking and a private garden to the rear with not only generous low maintenance garden areas but also a large detached summerhouse.

Partially glazed double glazed door into:

### ENTRANCE LOBBY:

Areas of engineered oak floorboards and wooden panelling, fitted shelf and opening into:

### INNER HALLWAY:

Inset LED ceiling spot lighting and doors to:

### GROUND FLOOR SHOWER ROOM/UTILITY:

Shower cubicle with wall mounted Triton electric shower, low level wc, wall mounted sink, towel radiator, wall mounted boiler, space for washing machine, tiled flooring, part tiled walling, textured ceiling, inset LED ceiling spot lighting and opaque double glazed window to rear.

### BATHROOM:

Panelled bath with mixer tap and single head shower attachment, low level wc, wall mounted feature sink with mixer tap, electric shaver point, backlit fitted mirror, towel radiator, tiled flooring, tiled walling, inset LED ceiling spot lighting and opaque double glazed window to rear.

### MAIN BEDROOM:

Space for large bed and associated furniture, carpeted, radiator, inset LED ceiling spot lighting and double glazed window to front.

### BEDROOM:

Space for large double bed and associated furniture, storage cupboard, carpeted, radiator and double glazed window to front.

### KITCHEN:

Range of contemporary wall and base units with good general storage space, complimentary work surface and one and half bowl sink with mixer tap. Integrated double electric oven, inset 4-ring induction hob with feature extractor hood over, separate spaces for a washing machine, dishwasher and large American style fridge/freezer. Inset LED ceiling spot lighting, areas of engineered oak flooring, tiled flooring, radiator and double glazed windows to rear.





**LOUNGE:**

Of a particularly good size with generous space for lounge furniture and entertaining, areas of engineered oak flooring, two radiators, inset LED ceiling spot lights, various media points and dual aspect with double glazed windows to side and further double glazed windows and doors opening directly to the private rear garden. Door to:

**BEDROOM/RECEPTION ROOM:**

Space for lounge or dining furniture, deep fitted cupboard providing generous storage space, carpeted, radiator, inset LED ceiling spot lighting and double glazed windows to front.

**OUTSIDE FRONT:**

Shared front garden and driveway with parking for two vehicles,

**OUTSIDE REAR:**

A generous private garden located to the immediate rear of the property featuring a patio area and a low maintenance garden with detached wooden storage unit, outside tap and pathway leading to the rear. Raised area principally set to sandstone paving providing further space for garden furniture and outside entertaining and an expanse of synthetic grass. Large private garden room of a good size with excellent potential to use as a home office/store/gym or garden room and all enclosed by retaining wooden fencing to three sides.

**SITUATION:**

The property is located towards the southerly end of Tunbridge Wells town centre and to this consequently offers excellent access to the Pantiles, Chapel Place, The Old High Street and the mainline railway station where many of the towns independent retailers, restaurants and bars are located. Beyond this the town is a little further distance with a wider range of multiple retailers located principally at the Royal Victoria Place and associated Calverley Road Precinct. The town itself offers a wide range of social, retail and education facilities including two theatres, a number of sports and social clubs and a good number of highly regarded schools at primary, secondary, independent and grammar levels. The town has two mainline railway stations both of which offer fast and frequent services to both London Termini and the South Coast.

**TENURE:**

Leasehold with a share of the Freehold

Lease 999 years from 14.1.1976

Service Charge - as and when maintenance is required any costs are split 50/50 with the other leaseholder

No Ground Rent

We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.

**COUNCIL TAX BAND:**

D

**VIEWING:**

By appointment with Wood & Pilcher Tunbridge Wells 01892

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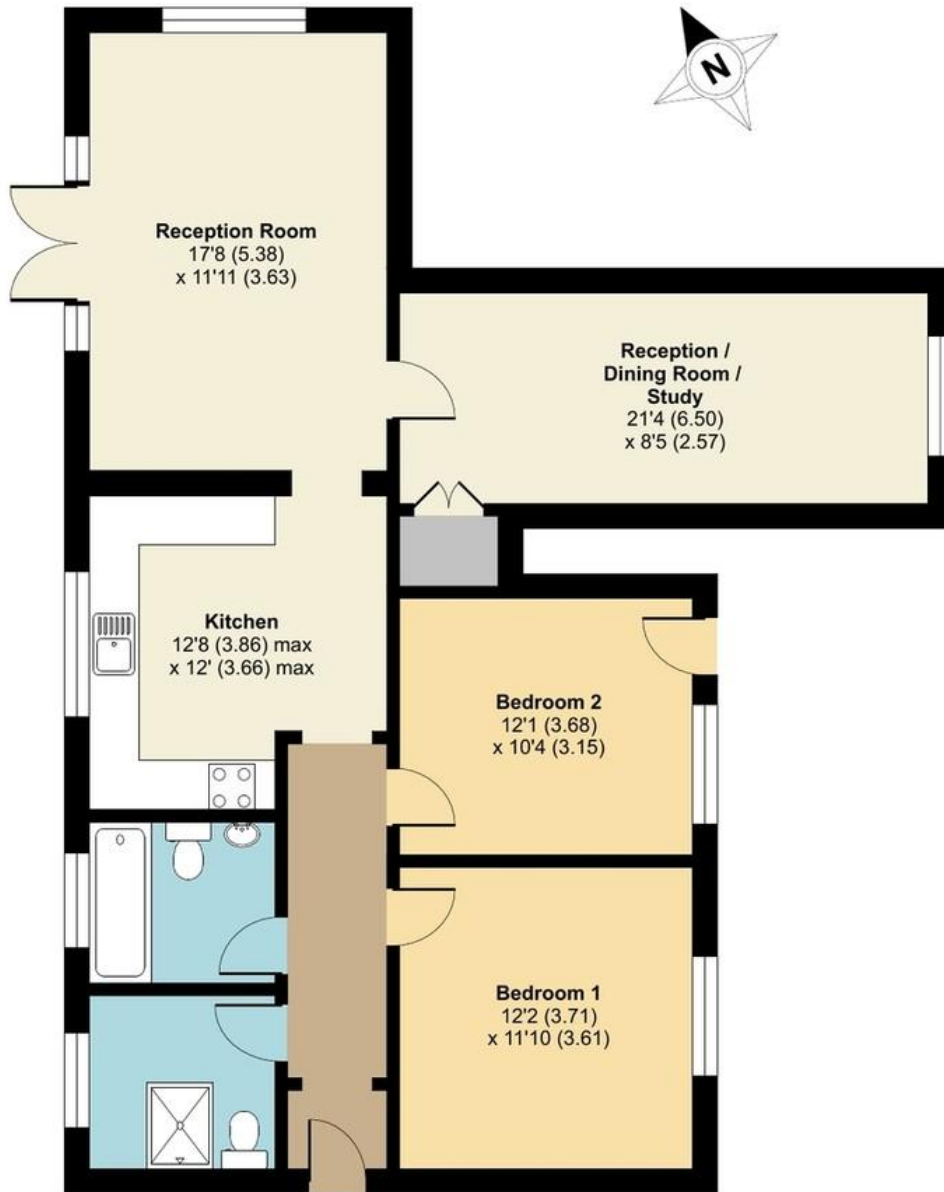


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72   C	78   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Birling Road, Tunbridge Wells, TN2

Approximate Area = 1036 sq ft / 96.2 sq m

For identification only - Not to scale



**GROUND FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Wood & Pilcher. REF: 964304



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