



8 SUSSEX VIEW
FRANT, TUNBRIDGE WELLS - £945,000



8, Sussex View

Frant, Tunbridge Wells, TN3 9BW

Large Kitchen Diner With Integrated Appliances & Bi Fold Doors - Two Downstairs WCs - Separate Utility Room – Study – Master Bedroom with Ensuite Bathroom – Second Bedroom With Ensuite Shower Room – Third Bedroom - Home Office – Shower Room

Sussex View is a select development of 10 private homes. With a range of house sizes built the traditional Abergavenny style set around a landscaped central green, Sussex View offers an idyllic village life, with its beautiful views, walks and village pubs. Sussex View enjoys easy access to excellent rail and road connections and wider range of high quality facilities in Royal Tunbridge Wells and the local area.

Plot 8 at Sussex View is a spacious three / four bedroom semi-detached home with far reaching views across Eridge Park, it is finished to a high standard with accommodation over four floors.

SPECIFICATION:

KITCHEN:

- Comprehensive kitchen from selected range with painted Shaker style doors
- Induction hob with extractor fan over flush to the ceiling
- Integrated twin fridge freezers
- Integrated dishwasher
- Integrated twin ovens
- Silestone worktops with 100mm upstands
- Undermounted stainless steel sink
- Chrome mixer tap
- Larder cupboard with pull out storage





UTILITY:

- Shaker style sink base unit
- Silestone worktop
- Undermounted stainless steel sink
- Chrome tap
- Spaces for a washing machine and a tumble dryer

BATHROOMS:

- Modern white sanitary ware with chrome mixer taps
- Black framed shower screens and over bath shower screens
- Wall hung vanity units with shaver points and fixed mirror above
- Separate showers where possible
- Amtico luxury vinyl tiles to floors
- Metro style ceramic tiling to wet areas
- Heavy duty resin shower trays
- Heated black electric towel rails

SECURITY & PEACE OF MIND:

- Mains smoke detectors
- Security locks to external doors & windows
- Build zone – 10 year warranty

HOME ENTERTAINMENT & COMMUNICATION:

- The houses are BT fibre enabled for high-speed broadband
- Living room, kitchen & bedrooms have TV points installed

HEATING & LIGHTING:

- Underfloor heating via gas boiler with zonal thermostatic room controls to lower ground floor and radiators to upper floors
- Pressurised hot water cylinder
- Downlights to kitchen areas

JOINERY:

- All skirting minimum 100mm, pencil round white painted
- Architraves minimum 60mm, pencil round white painted
- Painted semi solid or solid fire doors where required to all internal doors in a 5 panel vertical pattern
- Painted timber staircase with hardwood handrail

WINDOWS & DOORS:

- Hardwood painted double glazed windows throughout
- Painted hardwood french doors
- Entrance door - Painted hardwood composite entrance door
- Aluminium sliding doors to rear of lower ground floor

DECORATION:

- All walls painted in Wiltshire white
- Plastered ceilings, painted white
- Painted woodwork in white

HIGH QUALITY FINISHES:

- Chrome front door furniture, including restraint chain, night latch, lever mortice
- Door furniture brushed chrome

FLOORING:

- Amtico luxury vinyl floor tiles to ground & lower ground floor areas (excluding separate living rooms) as well as all bathrooms & shower rooms
- Carpet to all bedrooms, home office, separate living rooms, stairs & landings

EXTERNAL FEATURES:

- Extensive landscaping as per the planning consent
- Block paving to parking areas
- Patios & pathways in indian stone

SPECIFICATION:

To live at Sussex view is to live in the beautiful and desirable village of Frant a few miles south of Royal Tunbridge Wells, with stunning Views across Eridge Park and The Weald of Sussex beyond.

Frant is a very picturesque village set around a central green situated in the Wealden district of East Sussex, and renowned for its bustling community spirit and close proximity to the popular town of Royal Tunbridge Wells. The village itself has a small high street of period The computer generated illustration is intended to give an indication of what the kitchen will look like but is not necessarily representative in every respect. The bathroom photograph is of plot 6 Sussex View.



TENURE:

Freehold

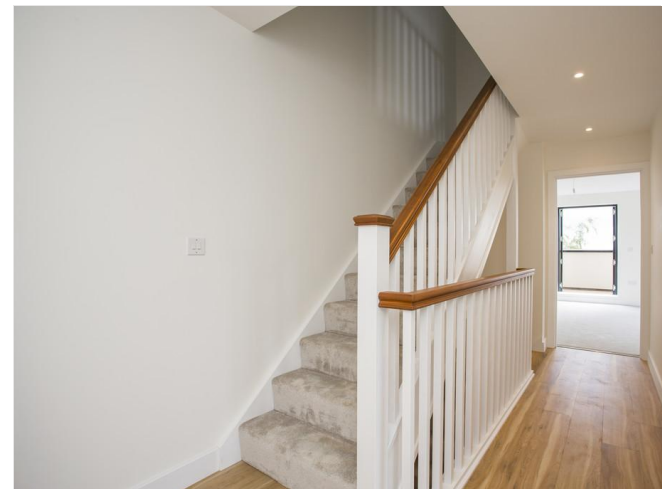
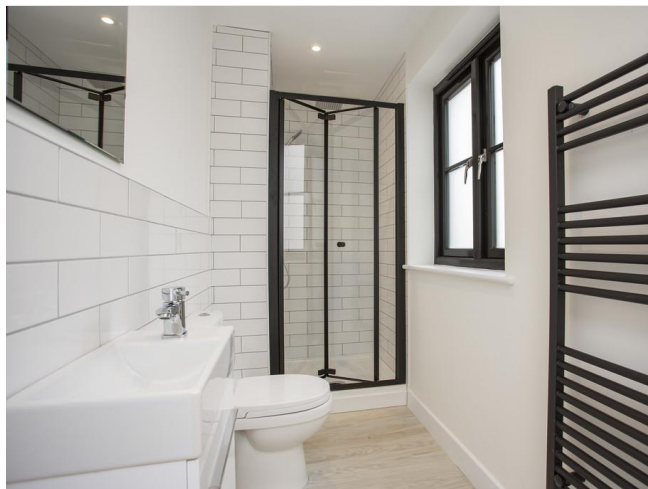
Estimated estate charge: £1,240.14 per annum

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

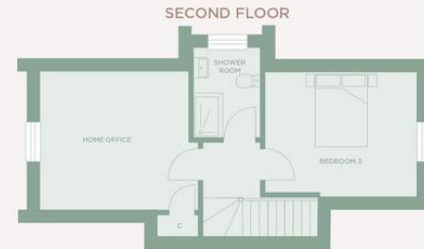
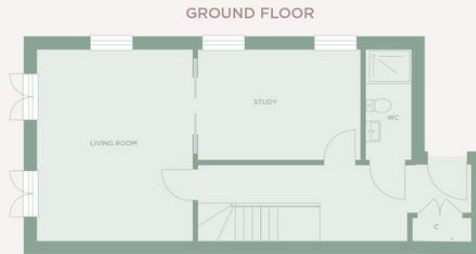
COUNCIL TAX:

TBC

VIEWING By appointment with Wood & Pilcher 01892 511 211



FLOOR PLANS NUMBER 8



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ROOM SIZES	METRES	FEET
Kitchen/Dining	5.0 x 9.3	16.4 x 30.5
Study	2.9 x 4.3	9.5 x 14.1
Living room	5.0 x 4.2	16.4 x 13.8
Bedroom 1	5.0 x 3.9	16.4 x 12.8
Bedroom 2	2.9 x 4.0	9.5 x 13.1
Bedroom 3	3.3 x 4.0	10.8 x 13.1
Home Office	3.3 x 3.9	10.8 x 12.8
TOTAL	196m ²	2115ft ²

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate sizes only and cannot be regarded as being a representation either by the seller or his Agent

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