



ARUNDEL ROAD
TUNBRIDGE WELLS - GUIDE PRICE £800,000 - £825,000



WOOD & PILCHER
Sales, Lettings, Land & New Homes

3 Arundel Road

Tunbridge Wells, TN1 1TB

**Entrance Lobby - Principal Hallway - Dining Room - Kitchen
- Rear Lobby - Cloakroom - Lounge With Wood Burner -
First Floor Landing - Master Bedroom - Two Further
Bedrooms - Family Bathroom - Second Floor Bedroom
With Additional Eaves Storage Space (Which Subject To
The Necessary Permissions May Have Potential For
Further Extension & Development) - Front Garden - Low
Maintenance Courtyard Rear Garden**

Presented to an extremely high standard throughout and offering four bedrooms over three floors, a deceptively spacious period town house with courtyard garden and, subject to the necessary permissions being obtainable, further potential for extension on the upper floor. The present owners have taken considerable care to improve the property in all areas whilst retaining its period charm and it enjoys an attractive dining room with a further quality, contemporary kitchen and cloakroom and a well appointed lounge opening onto courtyard garden. There are four bedrooms to the upper floors and further family bathroom. The property is best viewed by taking time to appraise the attached photographs but, more importantly make an immediate appointment to view. Properties of this style at this price point have traditionally attracted extreme interest.

Access is via a double glazed door with five inset opaque panels leading to:

ENTRANCE LOBBY:

Feature tiled floor, high ceiling, picture rail, further opening with four windows above to:

PRINCIPAL HALLWAY:

Good areas of exposed wooden flooring, radiator inset to decorative cover, wall mounted thermostatic control, picture rail, various media points, stairs to the first floor. Doors leading to:

DINING ROOM:

Good areas of exposed wooden flooring, feature cast iron fire place with tiled slips and hearth, picture rail, feature cornicing, radiator. Good space for dining table and associated furniture. Shallow bay window to the front comprised of three sets of double glazed windows.



KITCHEN:

Fitted with an attractive and contemporary styled 'De Vol' kitchen with a range of grey wall and base units and a complementary polished silestone work surface. Butler sink with feature mixer tap over. Breakfast bar area. Space for freestanding gas Range cooker with feature extractor hood over and areas of metro style tiling. Integrated dishwasher, fridge and freezer. Space for a washing machine. Good areas of engineered oak flooring, areas of open shelving, radiator, inset spotlights to the ceiling. Door to good sized understairs cupboard with generous storage and areas of fitted shelving. Double glazed windows to the rear. Partially glazed door to:

REAR LOBBY:

Areas of engineered oak floorboards, areas of fitted coat hooks, partially glazed door to rear garden. Door leading to:

CLOAKROOM:

Fitted with a wall mounted wash hand basin, low level wc, tiled floor, areas of tiled walls, radiator. Wall mounted 'Worcester' boiler inset to a cupboard with further storage space. Opaque window to the side.

LOUNGE:

Carpeted, two radiators, picture rail, feature comicing, various media points. Space for sofa, chairs and entertaining. Inset cast iron wood burner with wood storage area to the side of the original chimney breast. Double glazed door to the rear garden with double glazed windows to either side and feature windows above.

FIRST FLOOR LANDING:

Carpeted, areas of fitted book shelves, picture rail, ceiling arches, radiator, loft access hatch. Door with stairs leading to the second floor. Door to:

MASTER BEDROOM:

Good areas of painted floorboards, picture rail, cornicing, radiator. Space for a double bed and generous associated bedroom furniture. Cast iron fireplace with tiled slip and hearth. Door to a small storage space. Shallow bay window with three higher level feature double glazed windows to the front each with a fitted Roman blind.

BEDROOM:

Carpeted, picture rail, radiator. Space for a bed and associated bedroom furniture. Double glazed window to the rear with fitted Roman blind.

BEDROOM:

Carpeted, radiator. Cast iron fireplace. Space for bed and associated bedroom furniture. Feature double glazed windows to the rear with fitted Roman blind.

FAMILY BATHROOM:

Fitted with a feature ceramic wash hand basin with storage below and mixer tap over, low level wc, panelled bath with mixer tap over and single shower head, fitted glass shower screen. Tiled floor, areas of metro tiling wall mounted towel radiator, dado rail, electric shaver point, inset spotlights to the ceiling. Part opaque double glazed windows to the rear.

SECOND FLOOR:**BEDROOM:**

Carpeted. Doors to good areas of under eaves storage. Space for a large bed and associated bedroom furniture. Further space for a study area. Two Velux style windows to the rear.



Lower level door leading to a large eaves storage space, which subject to the necessary permissions may have potential for further extension and development. The eaves space is carpeted with space for a tumble dryer and further white goods as applicable and with a Velux style double glazed window to the side and further generous under eaves storage.

OUTSIDE FRONT:

Set to low maintenance pavingstones with low level brick retaining walls and areas of hedging. Attractive stone work to the front façade, bin storage area and a cast iron gate leading to the road.

OUTSIDE REAR:

The rear garden is accessed either from the lounge or the rear lobby area and is essentially a low maintenance courtyard garden set to pavingstones with wooden retaining fencing and higher level shrub areas. Gate leading to a rear twitten. Good space for garden furniture and for entertaining. Space for a detached shed.

SITUATION:

Arundel Road is an attractive cul de sac in Tunbridge Wells' preferred 'village' area. It enjoys almost immediate access to the Grove Park and beyond this the High Street, Chapel Place and the Pantiles where a good number of the towns independent retailers, restaurants and bars are located as well as a main line railway station offering fast and frequent services to London and a number of highly regarded schools including Claremont. Tunbridge Wells itself has a wide range of social, retail and educational facilities including two theatres, a number of sports and social clubs and a further range of principally multiple retailers and restaurants at the Royal Victoria Place Shopping Centre and associated Calverley Road Precinct and a good number of highly regarded schools at primary, secondary, grammar and independent levels.

TENURE: Freehold

COUNCIL TAX BAND: E

VIEWING: By appointment with Wood & Pilcher 01892 511211

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

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 only and cannot be regarded as being a representation either by the seller or his Agent



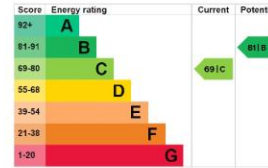
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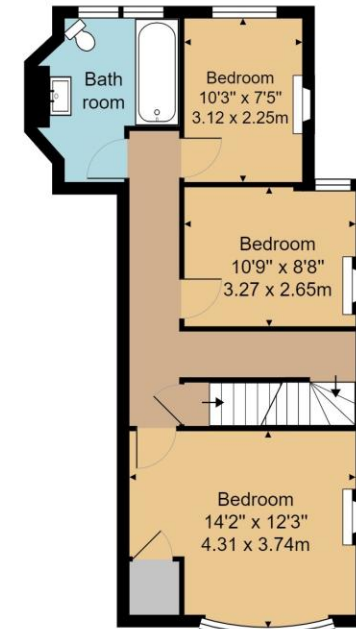
Approx. Gross Internal Area
1443 ft² ... 134.1 m²



Second Floor



Ground Floor



First Floor

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.