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- 3 Bed Duplex Apartment
- Grade II Listed
- Secluded Private Terrace
- Host Of Period Features
- Residents Permit Parking
- Energy Efficiency Rating: N/A

**Church Road, Tunbridge Wells**

**GUIDE £425,000 - £450,000**

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## 45a Church Road, Tunbridge Wells, TN1 1JT

An impressive and spacious 3 bedroom apartment arranged over 2 levels and located on Church Road in central Tunbridge Wells. Originally serving as accommodation for a shop keeper, this Grade II listed property has a host of period features including 2 fireplaces, areas of exposed wooden floorboards and period sash windows, good entertaining space and an enviably central location close to both town, common and mainline railway station. As currently arranged, the property has an entry lobby, dining room, a large inner lobby area currently used as a study, a further principal lounge and separate kitchen/breakfast room. There are 3 good sized bedrooms to the first floor with a further family bathroom. Externally the property enjoys a private terrace to the rear accessed from both the entrance lobby and the dining room.

Access is via a solid door to:

### ENTRANCE HALL:

Radiator, partially glazed door to roof terrace and a further door to:

### DINING ROOM:

Engineered wooden flooring, radiator, fitted cupboard to one side of former chimney breast, feature art nouveau cast iron fireplace with quarry tiled hearth and tiled slips with a further fitted cupboard to the side of that particular chimney breast. Casement doors opening on to:

### ROOF TERRACE:

Wooden decking, retaining rails and fencing, good space for table, chairs and entertaining.

### LANDING/STUDY AREA:

Carpeted, Georgian style sash windows to both front and side - one of which has a fitted blind, radiator, further fitted cupboard, stairs to second floor.

### WC:

Engineered bamboo flooring, low level wc, wall mounted sink with tiled splashback, window to side.

### KITCHEN:

Tiled floor, windows to rear, radiator, space for small desk/table, space for freestanding slimline dishwasher and space for freestanding fridge/freezer. Range of base units with a complementary woodblock surface, inset stainless steel sink with mixer tap over, integrated electric oven and inset four ring gas hob with feature stainless steel hood over, part tiled walls, wall mounted boiler and areas of fitted shelving.

### SITTING ROOM:

Exposed period floorboards, feature fireplace with marble surround, period tiled slips and hearth and marble fender. Radiator, feature bay window to front comprising of 3 set of Georgian styled sash windows with further fitted blinds.

### LANDING:

Carpeted, radiator, sash window to side with Roman blind.





**BATHROOM:**

Tiled floor, radiator, areas of wooden panelling, pedestal wash hand basin, low level wc, windows to rear with fitted blind, panelled bath with taps over and further single head shower over, fitted shower curtain rail, areas of metro tiling and cupboard with space for both washing machine and tumble dryer, areas of shelving.

**BEDROOM:**

Carpeted, radiator, window to rear and fitted blind, good space for large bed and further bedroom furniture, good areas of fitted cupboards with coat rails and shelving.

**BEDROOM:**

Carpeted, radiator, Georgian style sash window to front with fitted blind, loft access hatch, shallow cupboard to the side of the former chimney breast, good space for bed and further bedroom furniture.

**BEDROOM:**

Georgian style sash windows to front with fitted blinds, carpet, radiator.

**SITUATION:**

The property is centrally located in Church Road in Tunbridge Wells. This particular location has good access to the "top of the town", the Common and the mainline railway station which offers a fast and frequent service to both London and the south coast. There are a good selection of independent retailers, restaurants and bars located between nearby Mount Pleasant Road and The Pantiles further south. Tunbridge Wells also has an enviable selection of schools at primary, secondary, independent and grammar levels, many of which are accessible from the property.

**TENURE:**

Leasehold

Lease - 159 Years From 24 June 1983

Service Charge - On an adhoc basis. Any works done to the building are split 50% landlord and ¼ each between the two apartments.

Ground Rent - currently £50.00 per year

Buildings Insurance - currently £268.07 per year

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:**

B

**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.





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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