



FRANK ROSIER WAY
TUNBRIDGE WELLS - £725,000



WOOD & PILCHER
Sales, Lettings, Land & New Homes

9 Frank Rosier Way

Tunbridge Wells, TN2 5FJ

Entrance Hall - Cloakroom - Integral Garage - Cinema Room - First Floor Landing - Sitting/Dining Room - Kitchen/Breakfast Room - WC - Second Floor Landing - Master Bedroom With En Suite Shower Room - Two Further Bedrooms - Bathroom - Front Garden - Driveway Providing Off Road Parking - Low Maintenance Rear Gardens

Arranged over three storeys and located on a small, attractive, modern development to the southerly side of the town centre is this three/four bedroom contemporary semi detached town house with integral garage, further parking, low maintenance rear gardens and impressive spaces with a number of contemporary flourishes. A glance of the attached photographs and floorplan will give an indication as to both the size and the quality of this proposition and given the property still enjoys a number of years of the original builders guarantee, we do encourage all interested parties to make an immediate appointment to view.

Access is via a partially glazed door with two inset opaque double glazed panels and a further opaque double glazed panel to the side, leading to:

ENTRANCE HALLWAY:

Wood effect flooring, stairs to the first floor, radiator, inset spotlights to the ceiling, door to a understairs cupboard with storage space and a wall mounted 'Potterton' boiler. Door leading to:

CLOAKROOM:

Wood effect flooring, low level wc, wall mounted wash hand basin with mixer tap over and storage below, wall mounted radiator, inset spotlights to the ceiling, extractor fan.

INTEGRAL GARAGE:

Of a good size for 1 vehicle with an up and over door and generous additional storage.

CINEMA ROOM:

Wood effect flooring, double glazed windows to the side with fitted blind, inset spotlights to the ceiling, various media points, inset speakers to the ceiling, radiator. Excellent space for lounge furniture and entertaining or indeed bedroom furniture as appropriate.



Stairs from entrance hall lead to **FIRST FLOOR LANDING:**

Carpeted, wall mounted radiator, stairs returning to the second floor. Door to a cupboard housing a large hot water cylinder with additional storage space. Door leading to:

SITTING/DINING ROOM:

Two radiators, various media points, particularly good entertaining and dining space, wall mounted thermostatic control. Double glazed French doors to the rear garden with double glazed panels to either side and three inset velux windows.

KITCHEN/BREAKFAST ROOM:

Fitted with a range of contemporary base units with a complementary composite stone work surface. Integrated washer/dryer, dishwasher, fridge, freezer and wine fridge. Inset 'AEG' four ring induction hob with extractor over and 'AEG' electric oven. Inset one and a half bowl stainless steel sink with mixer tap over. Good areas of general storage, wood effect flooring, inset spotlights to the ceiling. Double glazed doors to the front with a fitted blind and a Juliet balcony, radiator. Space for small table and chairs.

WC:

Wood effect flooring, low level wc, wash hand basin with mixer tap over and storage below, part tiled walls, radiator, inset spotlights to the ceiling, extractor fan. Opaque double glazed windows to the front.

SECOND FLOOR LANDING:

Carpeted, loft access hatch, window to the side with a fitted blind. Doors leading to:

BEDROOM:

Carpeted, radiator, double glazed windows to the rear with a fitted blind. Door to a good sized storage cupboard. Good space for bed and associated bedroom furniture.

MASTER BEDROOM:

Carpeted, radiator, double glazed windows to the rear with a fitted blind. Fitted wardrobes. Good space for large bed and associated bedroom furniture. Door leading to:

EN SUITE SHOWER ROOM:

Fitted with a low level wc, wash hand basin with mixer tap over and storage below, large walk in double shower cubicle with sliding glass screens and two heads over. Tiled floor, part tiled walls, wall mounted towel radiator, large fitted wall mirror, wall mounted electric shaver point, inset spotlights to the ceiling, extractor fan.

BEDROOM:

Carpeted, radiator, double glazed windows to the front with a fitted blind. Fitted wardrobe. Space for double bed and associated bedroom furniture.

BATHROOM:

Fitted with a wash hand basin with mixer tap over and storage below, low level wc, panelled bath with mixer tap over and single head shower attachment. Tiled floor, part tiled walls, wall mounted radiator, inset spotlights to the ceiling, extractor fan, wall mounted electric shaver point. Feature recess with areas of fitted shelving. Opaque double glazed windows to the front.



OUTSIDE FRONT:

There is a driveway for a single vehicle set to herringbone brickwork immediately in front of the integral garage with electric charger point. The front gardens are essentially low maintenance with a path leading from the pavement to the front door and areas of stone bedding and shrubs and a side gate.

OUTSIDE REAR:

The rear garden is set to a low maintenance design with areas of paving and stone bedding. Retaining wooden fencing, good space for garden furniture and for entertaining. Feature raised bed with a number of shrub plantings, external tap, external power supply, gate leading to the rear.

SITUATION:

Frank Rosier Way is located on the south side of Royal Tunbridge Wells, close to the Nevill Golf Course. Although set on the outskirts, the property still offers good access to the town with its excellent mix of social, retail and educational facilities including two theatres and a number of sports and social clubs. Royal Tunbridge Wells being a vibrant spa town, has a particularly good range of independent retailers, restaurants and bars running primarily between the Pantiles and Mount Pleasant, with further multiple shopping areas at the Royal Victoria Place Shopping Centre, the pedestrianized Calverley Road precinct and the North Farm Retail Estate. Tunbridge Wells is rightly highly regarded for its schooling and offers an excellent mix of facilities at primary, secondary, grammar and independent levels and for those that like to escape to the country, there is a wide selection of villages and rural pubs, together with Bewl Water for boating, cycling and country walks.

TENURE:

Freehold

Estate Service Charge - current £453.26 per year

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

VIEWING:

By appointment with Wood & Pilcher 01892 511211

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 obtained. 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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BRANCHES AT CROWBOROUGH, HEATHFIELD, TONBRIDGE,
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

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Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor

First Floor

Second Floor

Approx. Gross Internal Area 1882 ft² ... 174.8 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.