



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Period Property
- 3 Double Bedrooms
- Potential for Development, STPP
- High Standard of Presentation
- On Street Parking
- Energy Efficiency Rating: C

Percy Terrace, Tunbridge Wells

£595,000

woodandpilcher.co.uk

10 Percy Terrace, Beltring Road, Tunbridge Wells, TN4 9RH

A particularly impressive three double bedroom mid terraced property in a popular and attractive St. Johns location which has been extensively remodelled and refurbished by the owner who originally bought the property as two separate apartments. The property benefits tremendously from a number of attractive period features and decorative flourishes, including original floorboards and doors throughout the property that have been stripped, sanded and finished, the installation of double glazed sash windows and Plantation shutters as well as bi fold doors to the rear garden. There is also a wood burner in the lounge. The front of the property looks directly over St. Johns Park and offers excellent access to a number of highly regarded schools, some metro style supermarkets and further well regarded public houses and restaurants.

Subject to the necessary permissions being obtainable we consider there is good potential for further development to the property in the form of a loft conversion to take it to a four bedroom (and possibly two bathroom) home. Properties of this standard and with this location and outlook are rarely available and to this end we would encourage all interested parties to make an immediate appointment to view.

Access is via a feature door with two inset opaque panels leading to:

ENTRANCE HALLWAY:

Good areas of exposed pine floorboards, further window above the front door, decorative arch, radiator, stairs to the first floor. Door to an understairs cupboard with good general storage space. Doors leading to:

LOUNGE:

Good areas of exposed pine floorboards, good space for lounge furniture and for entertaining, double radiator. Shallow bay window to the front comprised of three sets of recently installed uPVC sash windows with further fitted Plantation shutters. Feature recess (formerly fireplace) with inset cast iron wood burner and feature wooden mantle, picture rail, period cornicing.

DINING ROOM/SECOND RECEPTION:

Good areas of wooden flooring, good space for dining table and associated furniture, radiator. Feature recess (formerly fireplace) with wooden mantle and surround, picture rail, cornicing. Double glazed sash window to the rear with fitted blind.

KITCHEN/BREAKFAST ROOM:

Fitted with a contemporary styled kitchen comprising of a range of white base units and a complementary woodblock work surface, good general storage space. Inset one and a half bowl stainless steel sink with mixer tap over. Inset four ring 'Smeg' gas hob with feature stainless steel splashback and 'Neff' extractor hood over. Integrated 'Electrolux' oven. Space for dishwasher, washing machine and large fridge/freezer. Space for table and chairs. Good areas of exposed wooden flooring, two radiators. Large fitted floor to ceiling storage cupboard with range of fitted shelves and power. Double glazed sash window to the side. Feature recess (formerly fireplace) with marble hearth currently used for storage. Bi fold doors opening to the patio area.

GROUND FLOOR CLOAKROOM:

Fitted with a wall mounted wash hand basin, low level wc. Cork tiled floor, part tiled walls, radiator, wall mounted cabinet, wall mounted boiler. Opaque double glazed window to the side.

FIRST FLOOR LANDING:

Good areas of exposed pine floorboards, loft access hatch, radiator, fitted shallow cupboard with useful storage space. Door leading to:



PRINCIPAL BED ROOM:

Good areas of exposed wooden floorboards, radiator. Of a particularly good size with ample space for double bed and associated bedroom furniture. Feature recess (formerly fireplace) with wooden mantle and surround. Fitted cupboard to one side of the original chimney breast with areas of fitted shelving and good general storage. Two sets of double glazed sash windows to the front, each with fitted blinds and affording views across St. Johns Park.

BATHROOM:

Fitted with a low level wc, pedestal wash hand basin with mixer tap over, panelled bath with fitted glass shower screen and two shower heads over, good areas of contemporary metro tiling. Cork tiled floor, areas of wooden panelling, heated towel radiator, inset LED spotlights, wall mounted shaver point, extractor. Opaque double glazed window to the side.

BEDROOM:

Good areas of exposed wooden floorboards, good space for bed and associated bedroom furniture, radiator. Feature recess (formerly fireplace) with wooden mantle and surround with stone hearth. Shallow cupboard to one side of the original chimney breast with areas of fitted shelving. Double glazed sash window to the rear with fitted blind.

BEDROOM:

Good areas of exposed wooden floorboards, ample space for large bed and associated bedroom furniture, radiator. Feature cast iron fireplace with stone hearth. uPVC sash window to the rear with fitted blind.

OUTSIDE FRONT:

Brick path to a cast iron front gate, essentially a low maintenance front garden set to paving and pebbles with good storage space for bins etc. A lower level brick retaining wall with further cast iron features.

OUTSIDE REAR:

A low maintenance courtyard garden of a good size set to paving stones with ample space for garden furniture and for entertaining. Retaining wooden fencing and a gate leading to a walkway at the rear of the properties.

SITUATION:

The property is located in a quiet area in the St. Johns quarter of Tunbridge Wells. To this end, whilst benefiting tremendously from its views over and contact with St. Johns Park, the property is within a short walking distance of a number of independent retailers, two metro style supermarkets and a number of highly regarded state and grammar schools along the St. Johns Road. Tunbridge Wells itself is a little under a mile distant from the property and offers a wider mix of social, retail and educational facilities including two theatres, a number of sports and social clubs and a range of principally multiple retailers at the Royal Victoria Place and associated Calverley Road precinct with further independent propositions along Camden Road, Mount Pleasant and through Chapel Place and the Pantiles. The town has two main line railway stations, again accessible from the property and offering fast and frequent services to both London termini and the south coast.

TENURE:

Freehold

COUNCIL TAX BAND:

C

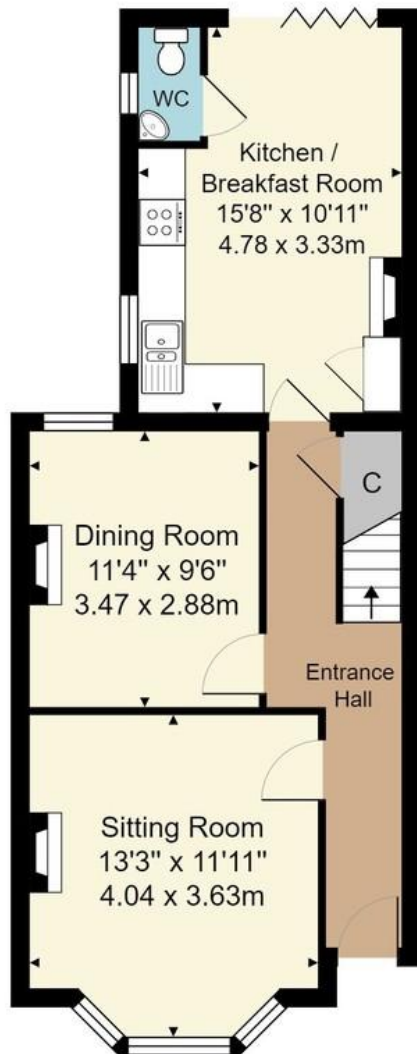
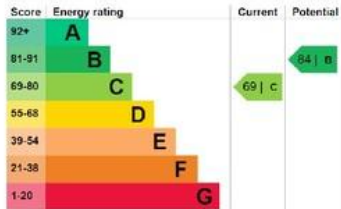
VIEWING:

By appointment with Wood & Pilcher 01892 511211

AGENTS NOTE:

All windows to the property have been replaced in the current vendors time of ownership alongside further bi-fold doors to the rear.





Ground Floor



First Floor

Approx. Gross Internal Area 1074 ft² ... 99.8 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.

Wood & Pilcher, their clients and any joint agents give notice that: They have no authority to make or give any representations or warranties in relation to the property. Any statements on which a purchaser or Tenant wishes to rely must be checked through their Solicitors or Conveyancers. These Particulars do not form part of any offer or contract and must be independently verified. The text, photographs and floor plans are for guidance only and are not necessarily comprehensive, please also note that not everything in the photographs may be included in the sale. It should not be assumed that the property has necessary planning, Building Regulations or other consents. We have not tested any appliances, services, facilities or equipment and Purchasers or Tenants must satisfy themselves as to their adequacy and condition. We have not investigated the Title, or their existence of any Covenants or other legal matters which may affect the property.

Heathfield 01435 862211
 Crowborough 01892 665666
 Southborough 01892 511311
 Tunbridge Wells 01892 511211
 Letting & Management 01892 528888
 Associate London Office 02070 791568

