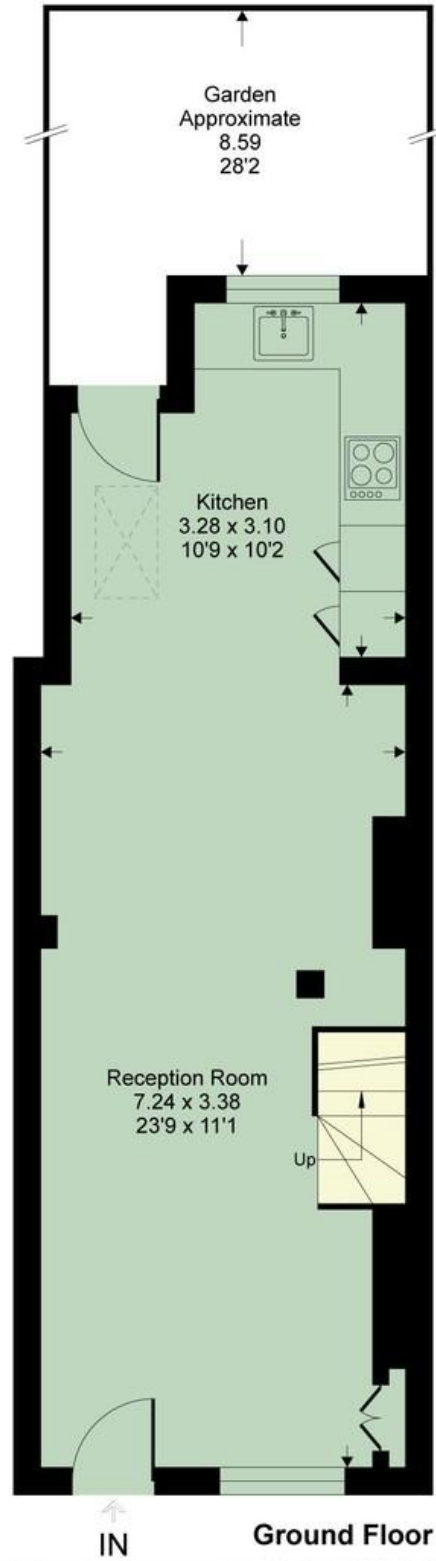
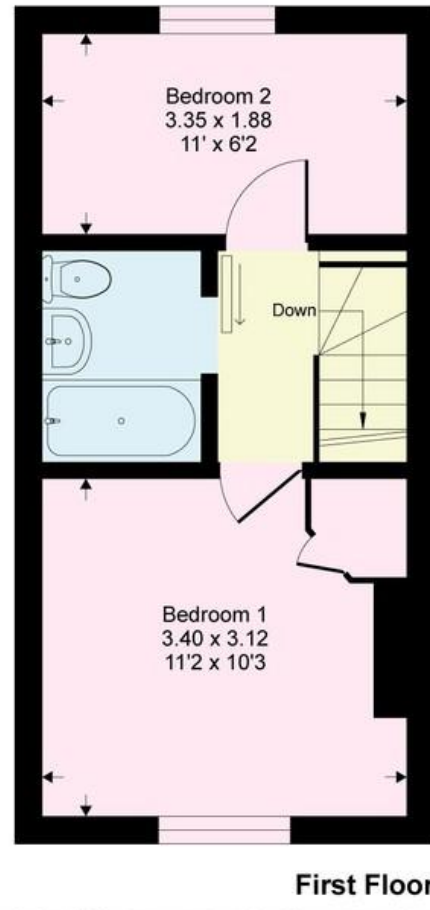


Stone Street, TN1

Approximate Gross Internal Area = 59 sq m / 631 sq ft



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



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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14 Stone Street

Tunbridge Wells, TN1 2QT



A significantly remodelled and upgraded Victorian Cottage, benefitting from stylish open plan accommodation, and centrally located in a popular no-through road minutes' walk from the town centre and St James's Primary School.

Large main room comprising of kitchen/sitting/dining room, 2 bedrooms, first floor bath/shower room, gas fired central heating plus envirovent ventilation system, double glazed windows, southerly facing rear garden, permit parking available.

£355,000 Freehold – NO FORWARD CHAIN



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Agents Note: Whilst every care has been taken to prepare these particulars they are for guidance purposes only. If there are any points of particular importance to you please contact the office. Any areas, measurements or distances are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon. It should not be assumed that the property has all necessary planning, building regulations or other consents. Sumner Pridham have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Property Description

- ◆ A rare opportunity to purchase a pretty Victorian cottage which has been redesigned for modern-day open plan living. Solid oak ceiling and wall timbers complemented by oak flooring and stylish light tubes.
- ◆ Main reception room enjoys a dual aspect with window and door to the south facing garden. Excellent location for those wishing to be in a no-through road but wish to be within easy walking distance to shops and cafes.
- ◆ A front door leads into the light and spacious main room. This features an ornamental recess with wood mantel and surround and fitted cupboard to side housing the metres and circuit breaker.
- ◆ The kitchen is arranged at the further end of the room with granite work surfaces and splashback, butlers sink beneath the window overlooking the garden, with good range of cupboards and drawers (one housing the Worcester gas fired combination boiler).
- ◆ Appliances include electric stainless steel oven, integrated fridge and freezer, washing machine and a matching stainless steel cover revealing a microwave.
- ◆ Stylish wooden and metal staircase leading to the first floor landing which is semi vaulted and fitted with two



light tubes providing natural light, fitted environment ventilation system.

- ◆ Sliding mirrored door into bath/showeroom comprising of panelled bath and separate shower above. Semicircular quartz plinth for upstand washbasin, low level WC, fitted towel rail, slate floor and light tube providing natural light and air extractor.
- ◆ Double bedroom 1 to the front of the house with pine door to a built in wardrobe cupboard.
- ◆ Bedroom 2 enjoys rear aspect over the sunny garden.

Outside

- ◆ Small area of garden to the front with mature hedge previously cut to hide the wheelie bins.
- ◆ Access from the kitchen into the south westerly facing rear garden which is sheltered and acts as a suntrap arranged with mature shrubs down one side, a gravelled area and a path to the bottom of garden where there is decking and the garden shed.
- ◆ There is access out of number 14 through the adjacent houses leading back into Stone Street.

Practicalities

- ◆ All main services are connected. Gas fired central heating to radiators throughout plus environment ventilation system and double glazed windows.
- ◆ Permit parking is available (zone B), Stone Street has two designated car parks for the residents in the road. When spaces become available there is a current charge of approximately £300 per annum.

Viewing

- ◆ Strictly by appointment by sole Agents Sumner Pridham info@sumnerpridham.co.uk 01892 516615

