

# Bretland House, TN4

Approximate Gross Internal Area = 99 sq m / 1066 sq ft



## Ground Floor Apartment H

Bretland House, Bretland Road, Rusthall, TN4 8PB



A rare opportunity to purchase a spacious ground floor apartment with its own entrance and own private garden plus parking, quietly located at the rear of a substantial Victorian building, benefitting from large well-proportioned rooms with tall ceilings beautiful sash windows with original working shutters located on the Tunbridge Wells/Rusthall borders.

Own Front door to Hall, Sitting/Dining Room, Fitted Kitchen, Utility/Cloak Room, Master Bedroom with en-suite Shower Room, 2 further Bedrooms, Gas Fired Central Heating, Good Sized Private Garden, Parking.

**Guide price £325,000 Leasehold/Share of Freehold \*No forward Chain\***



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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Tunbridge Wells  
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TN1 1BS

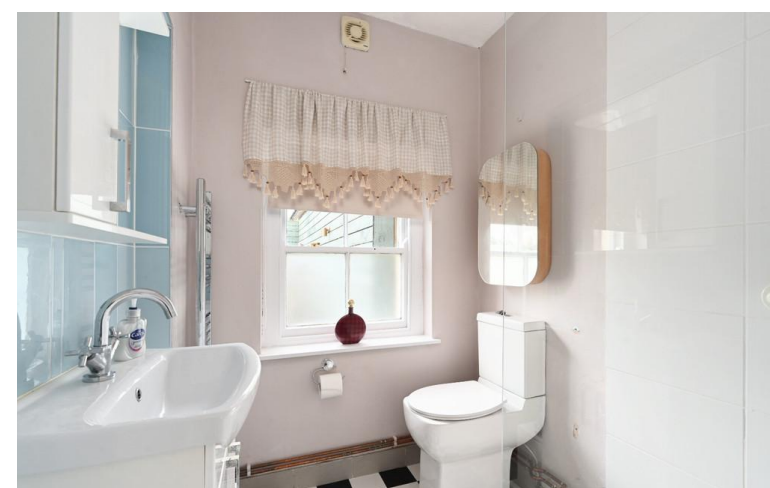
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### Property Description

- ◆ The property benefits from having its own front door leading into an entrance vestibule with coat hanging rail, plus access to the garden.
- ◆ Attractive inner hall featuring a recently laid mosaic tiled floor and pair of Laura Ashley chandeliers.
- ◆ Large well-proportioned Sitting/Dining Room featuring a pair of tall sash windows both with working original shutters and decorated with a pair of brand new bespoke linen Voiles, the room enjoys a tall ceiling with pair of attractive light fittings and door to the kitchen.
- ◆ The kitchen is galley style with units fitted in 2019 providing a good range of work surfaces attractive Butler sink, comprehensive range of cupboards beneath, tiled above with matching wall mounted cupboards.
- ◆ Integrated appliances include a dishwasher, ceramic hob with electric oven beneath, built in fridge and freezer, attractive sash window, wall mounted recently installed (still under guarantee Worcester Bosch boiler).



- ◆ Recently fitted utility/cloakroom, fitted worksurfaces with stainless steel sink and drainer with cupboards beneath, plumbing for washing machine, and matching wall mounted cupboard above, low level WC. (NB: This was the former bathroom and, in our view, could easily be reverted back if desired).
- ◆ Magnificent and well-proportioned main bedroom with tall ceiling original range recess and surround with tall mantelpiece with cupboards fitted on either side, sash window overlooking the private garden.
- ◆ Ensuite shower room with fitted shower cubicle, low level WC, wash basin with cupboard beneath and above, tiled surround, all recently fitted, and sash window.
- ◆ Bedroom 2 is attractively decorated with view over the garden.
- ◆ Study/Bedroom 3 with view to the front.

### Outside.

- ◆ Large private garden has been recently landscaped with a large, paved area for outside dining and attractive decked area and flower bed.
- ◆ Garden shed and outside lighting and usefully a separate access gate out to Tristan Gardens.

### Practicalities.

- ◆ The property is held under a 999 year lease and benefits from the share of freehold.
- ◆ Service Charge £1059.57
- ◆ All mains services are connected.
- ◆ Gas Fired Central Heating, gas boiler under warranty.
- ◆ Tunbridge Wells Borough Council Tax Band C.

### Location.

- ◆ The property enjoys a quiet location with easy access to countryside, Rusthall Common and within walking distance to a bus stop with regular services into Tunbridge Wells.
- ◆ Rusthall high street is within walking distance with its wide range of independent shops and Primary School.

### Viewing

Strictly by appointment only through sole agents Sumner Pridham [info@sumnerpridham.co.uk](mailto:info@sumnerpridham.co.uk) 01892 516615

