



Ground Floor Apartment: 25A Eridge Road

Tunbridge Wells, TN4 8HJ

► SUMNER PRIDHAM ◀

Spacious Victorian Ground Floor Apartment for refurbishment with its own rear garden and private off-road parking space. Benefitting from large well-proportioned rooms with tall ceilings being sold as a 'blank canvas' for buyers to put their own stamp on, convenient location on the edge of Tunbridge Wells Common within easy walking distance of the historic Pantiles and mainline station.

Hall, Cloakroom, Kitchen/ Breakfast Room, Reception Room, Sitting Room/Bedroom 3, Bathroom, 2 Double Bedrooms, Double Glazed windows, Garden, Parking.

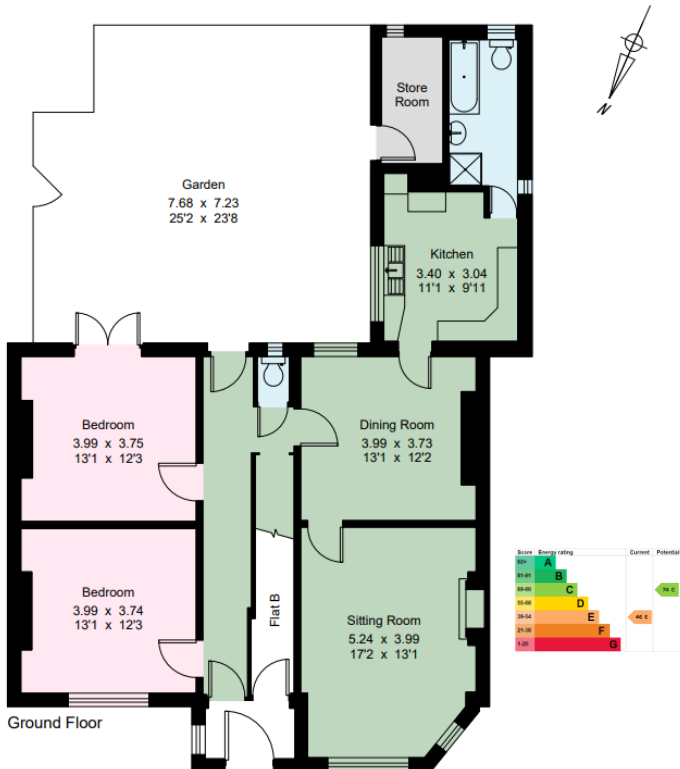
Guide price £350,000 - £375,000 Share of Freehold *No Forward Chain*





Eridge Road, TN4

House - Gross Internal Area : 102.1 sq.m (1,099 sq.ft.)
For identification only - not to scale



The Property

- ◆ Main front door to communal hall and access to ground and first floor apartments.
- ◆ Hall, deep storage cupboard with shelving and consumer unit, door to private garden.
- ◆ Cloakroom, low level WC and window.
- ◆ Reception room with window overlooking the rear garden.
- ◆ Sitting Room/Bedroom 3, bay fronted with attractive fireplace surround.
- ◆ Kitchen to be fitted currently with stainless steel sink and double drainer with cupboard unit beneath window overlooking the garden.
- ◆ Bathroom to be upgraded currently with panelled bath, pedestal washbasin, low level WC, shower cubicle windows to side and rear.
- ◆ Double bedroom with floor to ceiling window, door to the garden.
- ◆ Double Bedroom 2 with double glazed window looking out to the front.

Outside

- ◆ There is a private rear garden with fenced boundaries, area of lawn and patio. with access gate to the front, integral store previously used as a utility room with plumbing for washing machine and window.
- ◆ Parking space to the front closest to the wrought iron railings.

Practicalities

- ◆ Building is newly decorated.
- ◆ Brand new 999 year lease
- ◆ Share of Freehold
- ◆ Service charge 50% of costs as and when arising.

Viewing

By appointment only through Sumner Pridham Estate Agents
info@sumnerpridham.co.uk 01892 516615

25B (first floor apartment) is also available details on request.