

Grove Avenue, TN1

Approximate Gross Internal Area = 52 sq m / 561 sq ft



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Ground Floor Flat, 3 Grove Avenue

Tunbridge Wells, TN1 1UP

SUMNER PRIDHAM

A rare opportunity to purchase a well presented ground floor flat (one of three in an Edwardian Town House) with a delightful and surprisingly sizeable garden located in Grove Avenue a quiet haven between the High Street and the park and 3 minutes' walk to the central station.

Communal Hall, Hall, Kitchen/Living Room, Bedroom 1, Study/Nursery Bedroom 2, Bathroom, Gas Fired Central Heating, Utility/Storeroom, good sized Private Garden, Private Road Parking

Guide price £387,500 Share of Freehold



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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

- ◆ An ideal property for those seeking a quiet but centrally located ground floor flat with its own private garden and parking space.
- ◆ A little known no through road location behind the high street with private parking and direct access on to the park.
- ◆ The ground floor flat has direct access out into its own private garden.
- ◆ The flat shares the freehold with one other family who own the first and second floor flats.
- ◆ Communal entrance porch with door to communal entrance hall where there are useful storage cupboards which have historically been used by the ground floor flat for many years.
- ◆ The main front door leads to the hall and gives access to all the rooms.
- ◆ The kitchen/living room is the former principal reception room to the house and consequently is a large well-proportioned room with moulded cornicing, period fireplace, deep skirting boards and a bay window to the front fitted with full height plantation shutters with an attractive column radiator beneath, fitted cabinet with display shelves above.
- ◆ The kitchen is arranged with solid wooden worktops on 2 walls, stainless steel sink and drainer, chrome porcelain handled mixer tap, fitted cupboards one with pull out metal tray storage rack and matching wall mounted cabinets, gas hob with electric oven beneath and extractor above.



- ◆ Bedroom 1 is fitted with 2 sets of full height wardrobe cupboards and a pair of sash windows overlooking one's own garden with fitted blind.
- ◆ Bathroom is fitted with panelled bath with shower attachment, washbasin with cupboard beneath, low level WC, tiled walls with soap recess, chrome towel rail, tiled floor, air extractor and window to rear.
- ◆ Study/Nursery bedroom 2 with a deep shelved full height storage cupboard and a further cupboard housing a gas fired combination boiler which has been annually serviced, window and door leads out to one's own garden.

Outside

- ◆ Adjacent to the rear of the property is a gate with brick steps down to a covered storage area useful for garden implements etc
- ◆ Utility/storeroom fitted with useful worktops and shelving, there is plumbing and space for washing machine and tumble dryer, also fridge/freezer.

Garden

- ◆ One of the features of this property is the good sized garden (largest in the avenue) accessed from the study and enjoys a wooded backdrop, arranged mainly in 2 parts immediately adjacent to the property is a formal gravelled area bounded by attractive lateral fencing with privacy created by a mature Fatsia Japonica, and contained Bamboo.
- ◆ The second area is approached through a Wisteria arch and leads to a quiet and beautiful area of garden with 2 mature Acers, Clematis and Apple Tree with large garden shed at the end.

Practicalities

- ◆ Grove and Christchurch Avenues combined own the private road where parking is available for the residents and successfully controlled by a residents WhatsApp group backed up by a private parking warden.
- ◆ The residents WhatsApp group helps bring and maintain a community spirit to the avenue.
- ◆ Maintenance £4.17 per month.

Viewing

Strictly by appointment only through sole agents Sumner Pridham
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