



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- Grade II Listed 3 Bedroom Maisonette
- Desirable Claremont Location
- Beautiful Period Features
- Spacious Accommodation Over 2 Floors
- Allocated Off Road Parking Space
- Energy Efficiency Rating: N/A

Grove Hill Gardens, Tunbridge Wells

£595,000

woodandpilcher.co.uk

6a Grove Hill Gardens, Tunbridge Wells, TN1 1SS

An elegant and spacious maisonette dating from the early 19th century and enjoying Grade II listed building status within a conservation area. With all the period features one would expect the accommodation is light and generous being arranged over two floors and comprising of a large kitchen/dining room, study, impressive living room, single bedroom and bathroom on the ground floor enjoying views across the town. The first floor has two double bedrooms and a further shower room. Positioned in a particularly desirable location being close to Claremont primary school and a short walk to the High Street and mainline station. It also benefits from an allocated parking space and has the added advantage of no onward chain thereby streamlining the purchasing process.

ENTRANCE:

Via an external flight of stairs to private entrance. Part glazed entrance doorway into:

'L' SHAPED HALLWAY:

Sash window to side, stairs to first floor, understairs store cupboard, carpet, radiator.

STUDY:

Sash window to front, wall mounted gas central heating boiler, radiator, carpet.

KITCHEN/DINING ROOM:

A spacious room with tall sash windows to front making it very bright. Fitted with a good range of wall, base and drawer units with complementary worktop. One and a half bowl sink and drainer with mixer tap. Built-in oven with gas hob over and extractor fan. Built-in fridge/freezer. Space for dishwasher and washing machine. Breakfast bar, glass fronted display cabinet. Part tiling to walls, vinyl flooring, built-in cupboard housing the electric consumer unit.

BEDROOM:

A single bedroom with glazed doors to balcony, carpet, radiator.

SITTING ROOM:

A beautiful room with period features with feature fireplace, bay window with glazed doors and side windows to balcony offering views across the town, two radiators, carpet.

Stairs to FIRST FLOOR:

Turning staircase and sash window to side.



BEDROOM:

A large master bedroom with double built-in wardrobes, carpet, radiator, window to front.

BEDROOM:

A further large double bedroom with bay window to rear offering far reaching views, built-in double wardrobe, carpet, radiator.

SHOWER ROOM:

Featuring a corner shower cubicle, low level WC, pedestal wash hand basin. Vinyl flooring, part tiling to walls, radiator, downlights.

OUTSIDE REAR:

To the rear of the property is a communal car park where you will find an allocated parking space for the property.

SITUATION:

Grove Hill Gardens is in the preferred 'village' area of Tunbridge Wells and runs down to the railway station itself. To this end it offers tremendous access to many of the towns best social, retail and educational facilities, including a number of sports and social clubs, two theatres, a good number of primarily independent retailers, restaurants and bars between Mount Pleasant and the Pantiles as well as access to some of Tunbridge Wells' most preferred schools. The town itself has further principally multiple retail outlets at nearby Calverley Road, the Royal Victoria Place and North Farm Estate and offers fast and frequent railway services to both London termini and the South Coast.

TENURE:

Leasehold with a share of the Freehold to be granted
Service Charge - to be confirmed once lease has been granted
No Ground Rent

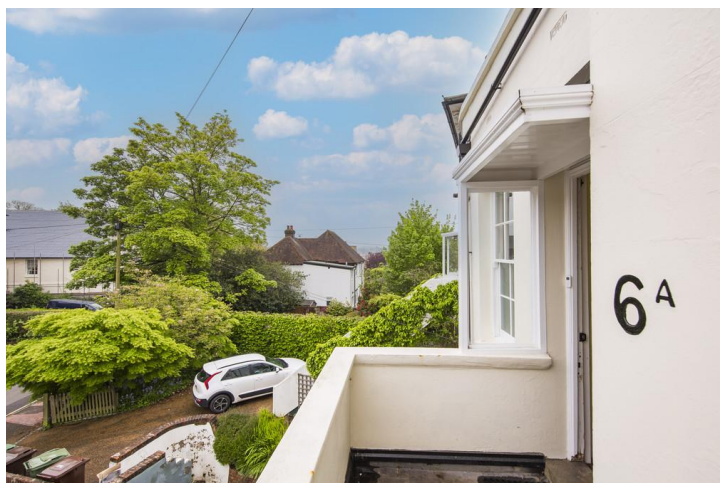
We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.

COUNCIL TAX BAND:

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VIEWING:

By appointment with Wood & Pilcher 01892 511211





Ground Floor

First Floor

Approx. Gross Internal Area 1598 ft² ... 148.5 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.

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