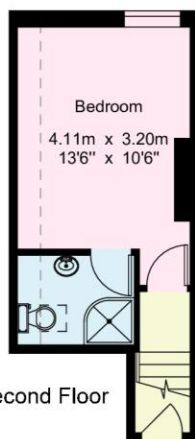


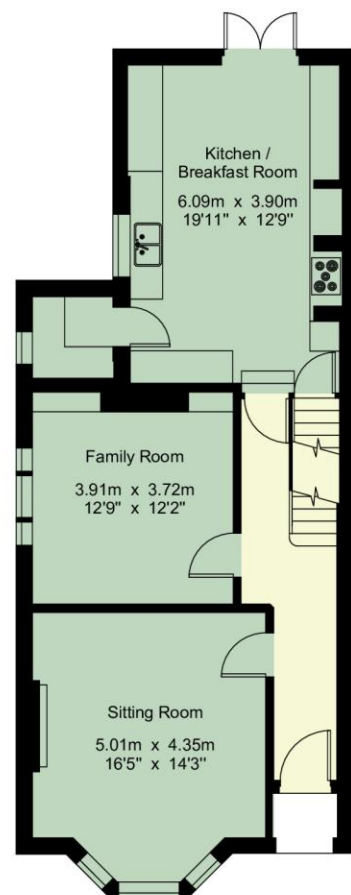
Cellar

----- Restricted Height

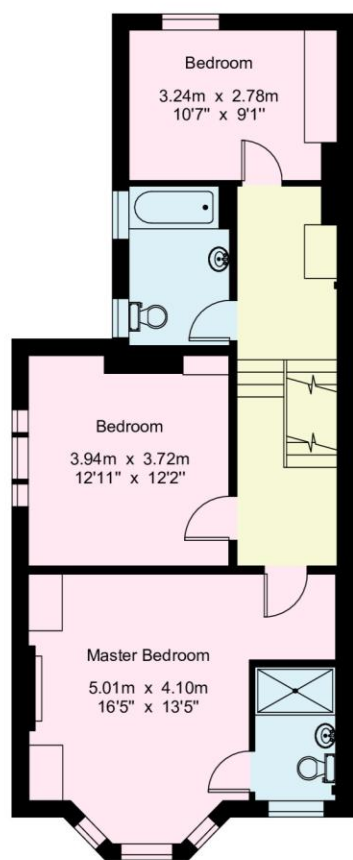


Second Floor

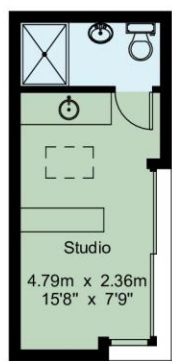
Attic Access



Ground Floor



First Floor



Studio



57 Upper Grosvenor Road

Tunbridge Wells, TN1 2DZ

SUMNER PRIDHAM

A handsome and substantial halls adjoining Victorian Villa providing generous accommodation with well-proportioned rooms and tall ceilings of the period benefiting from a wraparound garden, 2 parking spaces in the increasingly popular town end of Upper Grosvenor Road.

Recessed Porch, Hall, Sitting Room, Family Room, Dining room, Laundry Room, Master Bedroom with Ensuite shower room, 3 Further Double Bedrooms, Second Ensuite Shower Room, Family Bathroom, Cellar, Gas Fired Central Heating, Double Glazed Sash Windows, External Office with Facilities, Gardens on 3-sides of the property.

Guide price £1,150,000 Freehold

57 Upper Grosvenor Road

House - Gross Internal Area : 180.8 sq.m (1946 sq.ft.)
Studio - Gross Internal Area : 15.0 sq.m (161 sq.ft.)



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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 handsome semi-detached Victorian House benefitting from large well-proportioned rooms with period features.
- ◆ Flexible accommodation arranged over 3 floors plus a 2-room cellar and an external office/annex.
- ◆ Surprisingly private and well-established garden arranged on 3-sides of the property.
- ◆ The current owner has improved the property in many areas which include replacing the roof in 2022 with a 25 year guarantee, transforming the kitchen and fitting installing wooden floors.
- ◆ Further improvements also include remodelling of the bathroom and ensuite shower room on the first floor and replacing the majority of the sash windows with wooden double glazed units.
- ◆ Outside the large office has been upgraded to include a shower with toilet facilities, kitchenette, and bedroom, and has provided a useful Airbnb income.
- ◆ Set back and partially hidden from Upper Grosvenor Road with path to a deep recessed arched porch.
- ◆ Large hall includes the period staircase which spans 2 floors.
- ◆ Well-proportioned bay fronted sitting room with double glazed wooden sash windows and fitted shutters, ornamental period fireplace.
- ◆ Family room also with the double glazed wooden sash windows with fitted shutters and built in display shelves and cabinets either side of chimney breast.
- ◆ Wooden flooring has been installed in the hall, sitting, and family rooms.
- ◆ The remodelled kitchen features a useful range of stone worksurfaces, with wooden cabinets beneath and comprehensive range of cupboards, butler sink, integrated appliances include a fridge freezer, dishwasher,



- ◆ microwave oven and a Smeg range cooker, pull out bin, French doors lead out to a sheltered paved area of the garden which is extensively used as an outside dining area in the season.
- ◆ Adjacent laundry with useful shelving, plumbing for washing machine, space for tumble dryer, useful towel radiator and window.
- ◆ Staircase from the kitchen leads down to a 2-room cellar with shelving and window.
- ◆ Attractive staircase leads to the first floor landing with built in linen cupboard and continues to the second floor.
- ◆ Double bedroom 1 features the wooden double glazed sash windows with fitted shutters and a good range of deep wardrobe cupboards.
- ◆ Ensuite shower with large shower cubicle, wash basin, low level WC, chrome towel radiator, tiled floor, and air extractor.
- ◆ Double bedroom 2 features a set of 3 double glazed wooden sash windows, period fireplace, bathroom with tiled floor, washbasin, bath with shower above with drench and handheld showers, low level WC and window.
- ◆ Double bedroom 3 has double glazed sash window to the rear and fitted wardrobe cupboards.
- ◆ Staircase leads to second floor with double glazed sash window to the rear.
- ◆ Ensuite shower room with low level WC, pedestal wash basin, shower cubicle and tiled floor.

Outside

- ◆ Another feature of the property are its wraparound gardens which are well established and arranged mainly in 3 areas.
- ◆ To the front and shielded from Upper Grosvenor Road with a tall mature hedge with lawn and path to the front door.
- ◆ To the side of the property is a good sized garden laid to lawn with mature hedging providing privacy, lawned at one end and a paved area at the other and also including a large annex which is an attractive building with a live 'roof' sliding door access into a kitchenette area, separate shower room with shower cubicle, pedestal washbasin and low level WC, electric radiator plus a bedroom area.
- ◆ The third area of the garden is ideal for outside dining with easy access from the kitchen.
- ◆ There is a driveway with parking for 2 cars side by side with access from Park Road.

Location

- ◆ Located in a convenient and popular location on the corner of Park Road and Upper Grosvenor Road.
- ◆ Ideally located for Secondary Schools including boys and girls grammar schools.

Viewing

Strictly by appointment only through sole agents Sumner Pridham
01892 516615 info@sumnerpridham.co.uk

