



ACACIA VILLAS, HASTINGS ROAD
PEMBURY, TUNBRIDGE WELLS - GUIDE PRICE £500,000 - £525,000



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes

Acacia Villas

51 Hastings Road, Pembury,
Tunbridge Wells, TN2 4JS

**Entrance Porch - Entrance Hall - Downstairs Cloakroom -
Sitting Room With Feature Fireplace & Bay Window -
Large Bathroom With An Elliptical Bath On Ball & Claw
Feet, Twin Basins - Lower Ground Floor Spacious Dining
Room With Open Fireplace, Stripped Wood Floors & Walk-
In Storage - Kitchen/Breakfast Room With Range Style
Cooker - First Floor Landing With Access To Two Double
Bedrooms - Spiral Staircase To Converted Bedroom With
En-Suite Shower - Long Rear Garden With Useful Storage
Shed - Off Road Parking For Two Vehicles - Gas Central
Heating Via Radiators - Triple Glazed Windows**

This extremely spacious four storey, 1890's built Victorian Villa is centrally positioned within a small row of three similar properties close to the centre of the extremely popular village of Pembury. This home has a wonderful combination of period features such as open fireplaces, high ceilings with decorative cornices and panelled internal doors, alongside modern touches including triple glazed windows, gas central heating via radiators and a spiral staircase leading to a converted bedroom with en-suite shower. Other features include a long rear garden with several patio areas from which to enjoy the sun and the front, bricked paved driveway provides off road parking for two vehicles. With the nearby village green, local pubs and village shops being within a short walk together with easy access to the A21 road network, this period home really does have an awful lot to offer and early viewing is strongly recommended.

The accommodation comprises. Entrance door with glazed panel to small entrance porch and further door to:

ENTRANCE HALL:

Welcome archway, vertical radiator, power points, window to rear.

CLOAKROOM:

White low level WC, window to rear.

SITTING ROOM:

High ceilings with decorative cornice and ceiling rose, stripped wood floorboards, single radiator, power points. Cast iron open fireplace. Bay window to front.



BATHROOM:

A generous room fitted with a white suite including a large elliptical bath on ball and claw feet, twin wash hand basins with monobloc taps set on a marble surface with storage beneath, low level WC. Exposed wood floorboards, built-in cupboards containing the hot water cylinder, radiator/towel rail, ceiling cornice. Window to rear.

Stairs from the entrance level lead down to:

LOWER GROUND FLOOR:

Door to:

DINING ROOM:

Exposed wood floorboards, open fireplace with raised hearth, fitted shelving to alcoves, double radiator, power points. Large walk-in cupboard with power and light, gas meter box. Bay window to front.

KITCHEN/BREAKFAST ROOM:

Fitted with a range of wall and base units with stone worktops. Enamel one and a half bowl single drainer sink unit with mixer tap. Space for washing machine, dishwasher and fridge/freezer. Range style cooker with filter hood above. Understairs storage cupboard and cupboard containing the gas fired boiler. Tiling adjacent to worktops, tile effect flooring, single radiator, power points. Windows to rear and glazed door to garden.

Stairs from entrance hall to:

HALF & MAIN LANDING:

Window to rear, ceiling cornice.

BEDROOM 1:

Exposed wood floorboards, built-in wardrobe, picture rail, power points. Cast iron fireplace. Bay window to front.

BEDROOM 3:

Exposed wood floorboards, built-in wardrobe, power points. Cast iron fireplace. Window to rear.

Spiral staircase from top floor landing to:

BEDROOM 2:

Velux windows to front and rear, eaves storage cupboards, single radiator, power points.

EN-SUITE SHOWER ROOM:

White suite comprising of a corner shower cubicle with electric shower, low level WC, pedestal wash hand basin with tiled splashback. Exposed wood floorboards, single radiator, Xpelair fan. Velux style window.



OUTSIDE REAR:

Paved patio area with low dividing wall leads to the garden which has a rear right of way to give access to the front. The remaining garden includes a second paved patio and shingle seating area to the rear with the remaining garden being laid to lawn and stocked with a large variety of shrubs and plants. Fencing to sides to provide privacy. Large timber shed at the rear provides useful storage.

OUTSIDE FRONT:

Double width brick paved driveway provides off road parking with path to entrance.

SITUATION:

Pembury village is located to the north east of Tunbridge Wells and is surrounded by beautiful areas of open Wealden countryside. The village itself has a number of shops, public houses and restaurants suitable for everyday living, a well regarded primary school and excellent access not only to Tunbridge Wells but also to local trunk roads. Tunbridge Wells has a far wider range of social, retail and educational facilities to include a number of sports and social clubs and two theatres, a host of independent retailers, restaurants and bars principally located between the Pantiles and Mount Pleasant with a further range of principally multiple retailers at the Royal Victoria Place shopping centre and the nearby North Farm Retail Park. The town has a good number of highly regarded schools at all levels and two main line railway stations offering fast and frequent services to both London termini and the South Coast with other railway stations being found at nearby Paddock Wood and Tonbridge.

TENURE: Freehold

COUNCIL TAX BAND: D

VIEWING: By appointment with Wood & Pilcher 01892 511211

ADDITIONAL INFORMATION: Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England - www.gov.uk

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Central Heating

Restrictions - Right of way across rear garden

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been obtained. Floorplan. All measurements, walls, doors, windows fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent



23 High Street, Tunbridge Wells,
Kent, TN1 1UT

Tel: 01892 511211

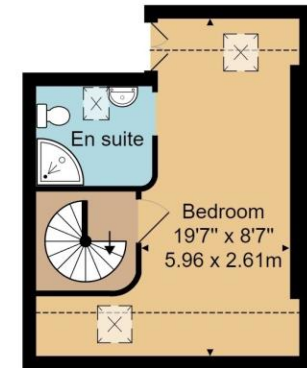
Email: tunbridgewells@woodandpilcher.co.uk

BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

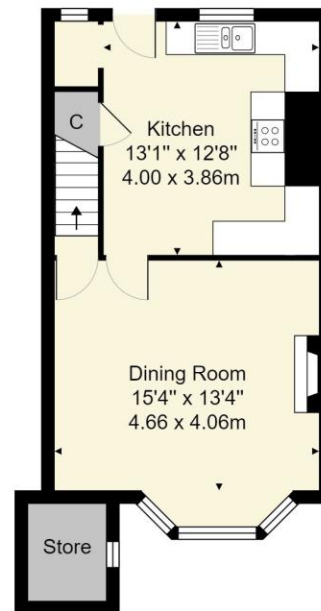
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



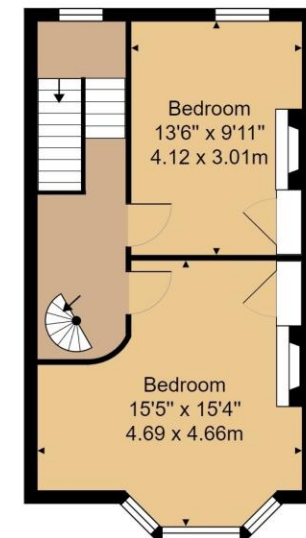
Second Floor



Lower Ground Floor



Ground Floor



First Floor

Approx. Gross Internal Area 1585 sq. ft / 147.3 sq. m

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.