



TOSCAIG, BIRLING ROAD
TUNBRIDGE WELLS - OFFERS IN EXCESS OF £600,000



2 Toscaig, Birling Road

Birling Road, ,
Tunbridge Wells, TN2 5NA

**Entrance Lobby - Internal Hallway - Open Plan
Kitchen/Dining Room - Utility Room - Lounge With Bi-Fold
Doors To Juliet Style Balcony - Master Bedroom With En-
Suite Shower Room - Two Further Bedrooms - Family
Bathroom - Integral Garage - Off Road Parking -
Private Rear Garden**

Offered as top of chain and thoughtfully re-modelled, enhanced and improved by the current owners, a first floor apartment offered to the very highest of standards and with a well considered and most appealing contemporary design. A glance at the attached photographs and floorplan will give an indication as to both the flow of the property and of the style of finish, but of particular interest will be the principal entrance hall, a large open plan kitchen/dining room with further utility space, an equally good sized principal lounge with Juliet balcony overlooking private gardens, three double bedrooms - of which one has an en suite shower room - and family bathroom. Externally, the property has generous parking in the form of an integral garage and driveway area and use of a private garden to the rear of the property, containing a most impressive and unusual 'Weeping Sequoia' tree which we understand is subject to a tree preservation order.

Access is via a partially glazed double glazed door with four inset opaque double glazed panels with four further opaque double glazed panels to the side, leading to:

ENTRANCE LOBBY:

Good area of fitted coir matting, areas of fitted carpet, radiator, coat hooks, inset LED spotlights to the ceiling. Steps leading up to:

INTERNAL HALLWAY:

Carpeted, radiator, loft access hatch, fitted floor to ceiling mirror, inset LED spotlights to the ceiling. Doors to:

BEDROOM:

Carpeted, radiator, comicing, inset LED spotlights to the ceiling. Space for large double bed and generous associated furniture. Double glazed windows to the front.



MASTER BEDROOM:

Carpeted, fitted double wardrobe, further fitted single wardrobe, radiator, inset LED spotlights to the ceiling. Space for large double bed and associated bedroom furniture. Double glazed window to the front.

EN SUITE SHOWER ROOM:

Fitted with a low level wc, good areas of bathroom storage with Corian work surface, inset shallow single bowl wash hand basin with mixer tap over, walk in shower with fitted glass screen and further areas of Corian (acting as tiling), external shower temperature control. Feature tiled floor with underfloor heating, wall mounted towel radiator, fitted mirror, feature recess, cornicing, LED spotlights to the ceiling, extractor fan. Opaque double glazed window to the front.

BEDROOM:

Carpeted, fitted double wardrobe, radiator, cornicing, inset spotlights to the ceiling. Space for a large double bed and associated bedroom furniture. Double glazed window to the front.

FAMILY BATHROOM:

Fitted with a low level wc, feature wash hand basin with storage below, mixer tap over and areas of Corian work surface, panelled bath with concertina glass shower screen, areas of Corian (acting as tiles), single head shower unit, external shower temperature control. Tiled floor, wall mounted radiator, medicine cabinet, electric shaver point, inset spotlights to the ceiling, extractor fan. Opaque double glazed window to the side.

Double Georgian style doors from the entrance lobby leading to:

OPEN PLAN KITCHEN/DINING ROOM:

Dining Area: Tiled floor, radiator, inset LED spotlights to the ceiling. Particularly good space for a large table and chairs. Double glazed windows to the rear with fitted Roman blinds. Open to:

Kitchen: Fitted with a range of contemporary high gloss base units with complementary Corian work surface. Inset 'AEG' induction hob with glass splashback and feature 'Elica' extractor hood over. Two separate integrated 'AEG' electric ovens. Feature one and a half bowl sink with mixer tap over. Integrated wine fridge. Space for a large American style fridge/freezer. Good areas of general storage space. Small breakfast bar area for 2/3 people. Double glazed windows to the rear with fitted Roman blind. Opaque door to:

UTILITY ROOM:

Fitted cupboard acting as a storage area/ larder, feature tiled floor, areas of Corian work surfaces and further areas of high gloss wall and base units. Spaces for washing machine and dishwasher. Wall mounted 'Vaillant' boiler. Double glazed window to the rear with fitted Roman blind.

Double Georgian style doors from the dining area leading to:

LOUNGE:

Carpeted, inset LED spotlights to the ceiling with further 'mood' lighting options, various media points. Generous space for large items of lounge furniture and for entertaining. Double glazed window to the side with fitted blind, radiator. Juliet style balcony with bi fold double glazed doors.

INTEGRAL GARAGE:

The property also enjoys an integral garage on the ground floor with parking.



OUTSIDE REAR:

Access along the side of the property to the private rear garden with retaining wooden fencing, mostly set to lawn with a path running to a raised higher patio area with excellent entertaining space. External storage unit. Deep shrub beds with a range of shrubs and smaller trees and a most unusual and rare 'Weeping Sequoia' tree which is subject to a tree preservation order.

SITUATION:

The property is located towards the southerly end of Tunbridge Wells town centre and to this consequently offers excellent access to the Pantiles, Chapel Place, The Old High Street and the mainline railway station where many of the town's independent retailers, restaurants and bars are located. Beyond this the town is a little further distant with a wider range of multiple retailers located principally at the Royal Victoria Place and associated Calverley Road Precinct. The town itself offers a wide range of social, retail and education facilities including two theatres, a number of sports and social clubs and a good number of highly regarded schools at primary, secondary, independent and grammar levels. The town has two mainline railway stations both of which offer fast and frequent services to both London Termini and the South Coast.

TENURE:

Leasehold with a share of the Freehold

Lease 999 years from 14.1.1976

Service Charge - as and when maintenance is required any costs are split 50/50 with the other leaseholder

No Ground Rent

We advise all interested purchasers to contact their legal adviser 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

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 Fired Central Heating

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 contained. 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

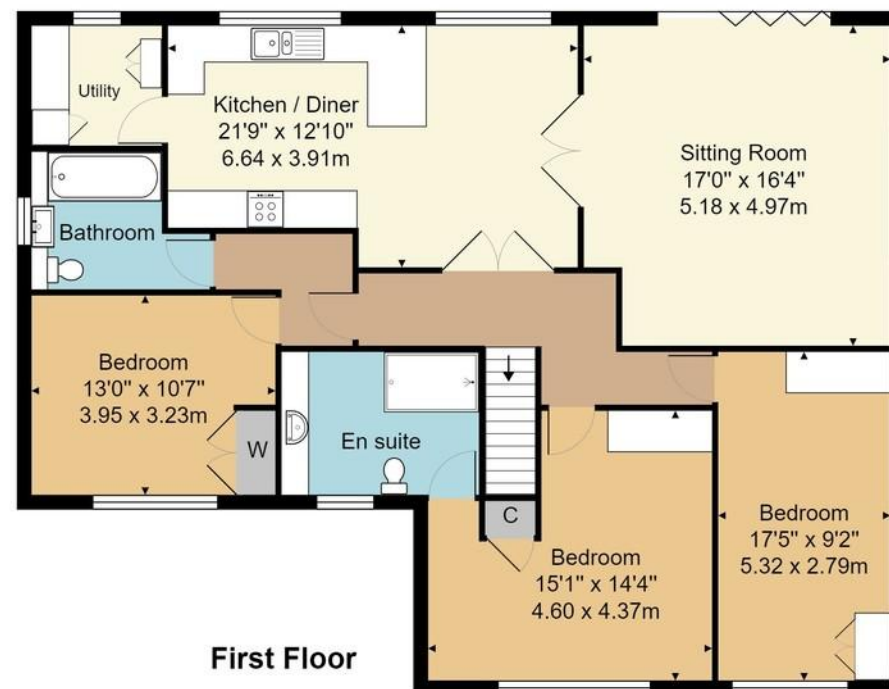
Tel: 01892 511211

Email: tunbridgewells@woodandpilcher.co.uk

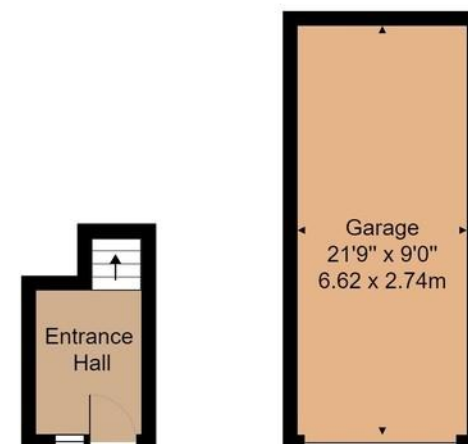
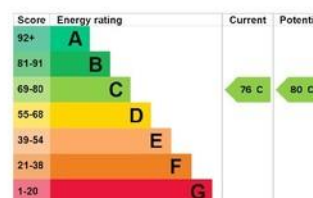
BRANCHES AT CROWBOROUGH, HEATHFIELD,

TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

www.woodandpilcher.co.uk



First Floor



Ground Floor

House Approx. Gross Internal Area
1431 sq. ft / 132.9 sq. m

Garage Approx. Internal Area
196 sq. ft / 18.2 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.