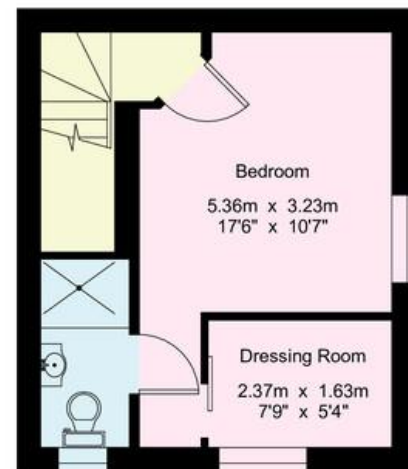




Ground Floor



First Floor



2 Fairfax Cottages, Pembury Road

Tunbridge Wells, TN2 3QS



A beautifully presented one bedroom (plus nursery) character house. Completely refurbished in 2017. In a convenient and beautiful setting next to Dunorlan Park and within 0.8 miles to the central station. .

Hall, Cloakroom, Combined Kitchen/Sitting Room, Utility/Store Cupboard, First Floor Double Bedroom, Nursery/Study, Bathroom, Gas Fired Central Heating, Double Glazed Windows, Communal Garden, Allocated and Visitor Parking.

Price £278,500



2 Fairfax Cottage

House - Gross Internal Area : 47.6 sq.m (512 sq.ft.)



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

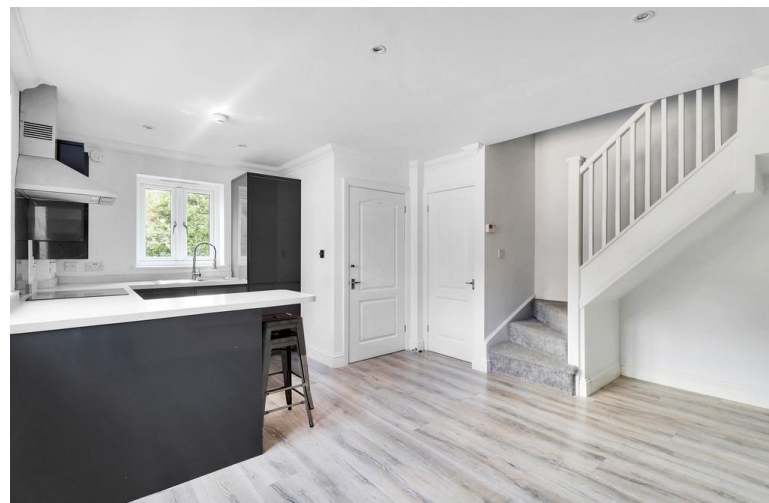
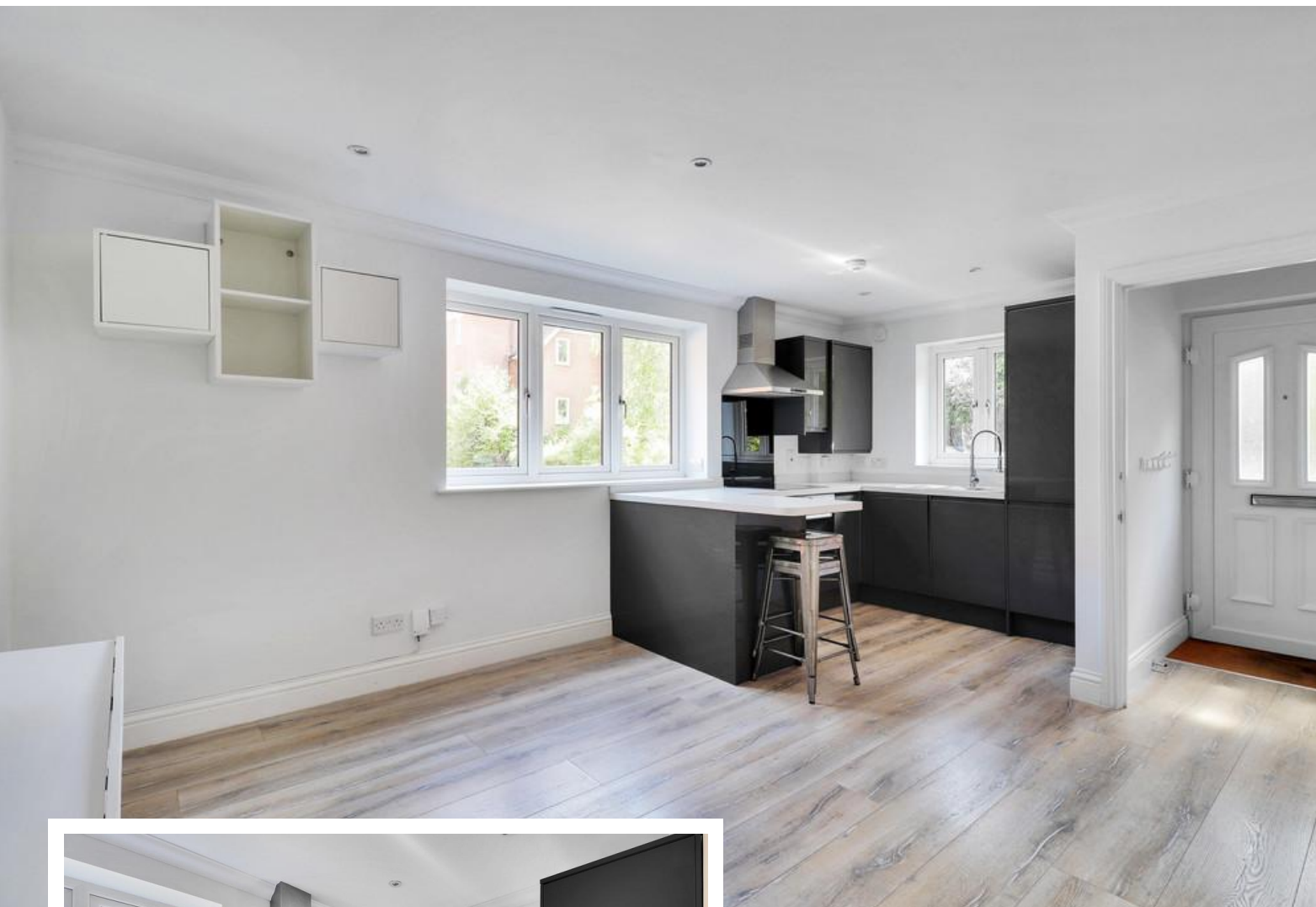


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Tunbridge Wells
Kent
TN1 1BS

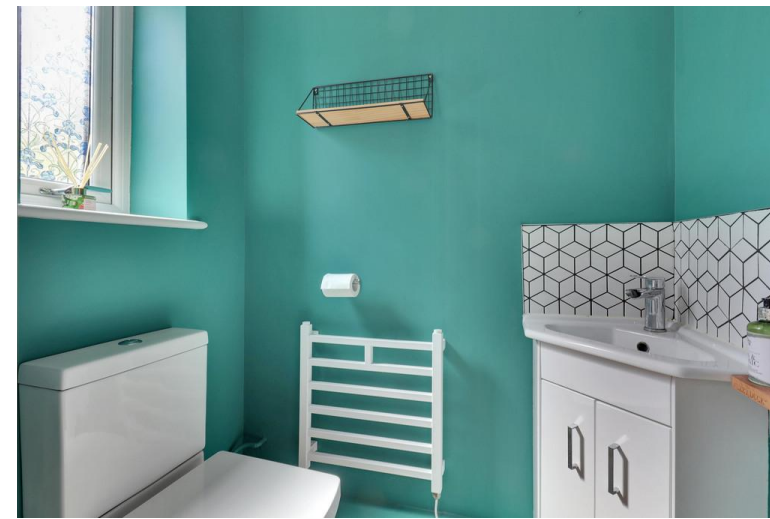
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Agents Note: Whilst every care has been taken to prepare these particulars they are for guidance purposes only. If there are any points of particular importance to you please contact the office. Any areas, measurements or distances are approximate 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

- ◆ Outside Light, secure composite front door to
- ◆ Hall, Cloakroom with low-level WC, heated towel rail, corner washbasin with cupboard beneath and window.
- ◆ Combined sitting room/kitchen enjoys a dual aspect and provides space for both soft seating and a table and chairs. Attractive wooden style flooring and wall hung display and media shelf.
- ◆ The fitted kitchen has a good range of cupboards and includes a Bosch ceramic hob with matching electric oven beneath, extractor above. Stainless steel sink and drainer with mixer tap and window above. Integrated fridge and freezer, Bosch dishwasher and breakfast bar.
- ◆ Matching panelled door to utility cupboard with plumbing for washing machine and space for stacked tumble dryer above. Also housing consumer unit.



- ◆ Staircase to the first floor.
- ◆ Double bedroom with window to side, built in safe and access to boarded roof space with fitted ladder. Wall mounted electric radiator.
- ◆ Nursery/study with window to front and radiator.
- ◆ Bathroom fitted with under floor heating, washbasin with cupboard beneath, low-level WC, Rocca compact bath with separate shower above, fitted cabinet with illuminated mirror, chrome towel radiator and window.

Outside

- ◆ Communal gardens with established rhododendrons, feature Canadian redwood tree and area of lawn for seating/playing.
- ◆ Allocated parking space with additional two visitor parking spaces.

Practicalities

- ◆ Tenure - The property is held on a 125 year lease which commenced in 2018.
- ◆ Service charge £70 per month which provides communal cleaning and tending of the gardens.
- ◆ Tunbridge Wells Council Tax Band C.

Location

- ◆ A beautiful and established setting adjacent to Dunorlan Park and within 0.8 miles to the central station.
- ◆ Also within easy walking distance of the town centre with its wide range of shops.

Viewing

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

