



## Claremont Road

Tunbridge Wells, TN1

**SUMNER PRIDHAM**

A handsome period town house in a highly sought after location close to Grove Park with the significant advantage of off-road parking. Beautifully proportioned rooms retaining period features including a delightful first floor reception room with doors out to a canopied balcony affording southerly views. Enhanced by modern amenities, all within walking distance to the High Street, Claremont Primary School and 0.3 miles from the central station.

Recessed Porch, Hall, Combined Kitchen/Sitting/Dining Room, Ground Floor Reception Room, First Floor Utility Room, Reception Room with canopied balcony, 5 Bedrooms, 2 Bathrooms, Front and Rear Gardens, Storeroom, Off-Road Parking.

**Guide £1,195,000    Freehold**



### Claremont Road

House - Gross Internal Area : 191.4 sq.m (2,060 sq.ft.)

Approx. Garden Dimensions : 5.82m (19'1") x 4.67m (15'3")



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## Property Description

- ◆ A handsome mid to late 19th century period town house in the heart of the village area, within easy walking distance to High Street and Central Station.
- ◆ Beautifully proportioned rooms retaining period features and providing adaptable accommodation over three floors.
- ◆ Deep recessed porch leads to the front door, hall with matching arch and moulded cornice, pine floorboards and period staircase spanning the three floors.
- ◆ Well-proportioned ground floor reception room to the front features a pair of original casement doors out to a private south facing terrace.
- ◆ The room benefits from an ornate period fireplace surround fitted with a wood burning stove.
- ◆ Combined kitchen dining room with a sitting room creates a light and spacious day space, the sitting room features an original glazed display cabinet and large sash window with views into garden, and there is access from the kitchen/dining room out to the garden.
- ◆ Period staircase with original handrail rises to the first and second floors.
- ◆ On the first floor there is a large and well-appointed bath/shower room with panelled bath, washbasin, large walk in shower with drench and handheld showers, low level WC and an airing cupboard.



- ◆ Adjacent utility room with plumbing for washing machine window and storage shelf.
- ◆ Beautifully light (south facing) reception room with original doors leading out to a canopied balcony large enough for seating and a table, the room benefits from an ornate period fireplace surround with working cast iron fire, the room has moulded cornices.
- ◆ Bedroom to the rear features painted floorboards, fireplace with cast iron inset.
- ◆ Second floor landing has useful storage cupboards and access to a large roof space (further potential for accommodation subject to consents).
- ◆ Both the front bedrooms have stunning southerly view towards Ashdown Forest.
- ◆ The two remaining double bedrooms both retain their period fireplaces and are served by a second bathroom comprising panelled bath with separate shower above, low level WC, washbasin and window.

## Outside

- ◆ To the front the property benefits from off road parking with mature flowering shrubs and trees providing privacy.
- ◆ The rear garden enjoys a high degree of privacy and affords a peaceful setting.
- ◆ Adjacent to the house is a former outside WC with adjoining attractive brick built storeroom with paned window.

## Location

- ◆ An enviable central location in the favoured 'village area', within easy walking distance to the central station, popular High Street with its shops bars and restaurants, and on to the Historic Pantiles.
- ◆ Walking distance to Claremont Primary School.
- ◆ Situated close to Grove Park.

## Viewing

Strictly by appointment only through sole agents Sumner Pridham  
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