

Ground Floor

54a Beulah Road

Flat - Gross Internal Area : 45.2 sq.m (486 sq.ft.)

Office/Garden Room - Gross Internal Area : 10.7 sq.m (115 sq.ft.)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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## 54A Beulah Road

Tunbridge Wells, TN1 2NR



A beautifully presented own entrance ground floor flat in a desirable and central location benefiting from its own off-road parking and work from home office/garden room. Share of Freehold.

Hall, combined Kitchen Sitting/Dining Room, Double Bedroom, Modern Shower Room, Study/Nursery Bedroom, Gas Fired Central Heating, Double Glazed Windows, Outside Work from Home Office/Garden Room, Brick built 5' x 3' outdoor storeroom, Off-Road Parking.

**Guide price £250,000 - £275,000 Share of Freehold**



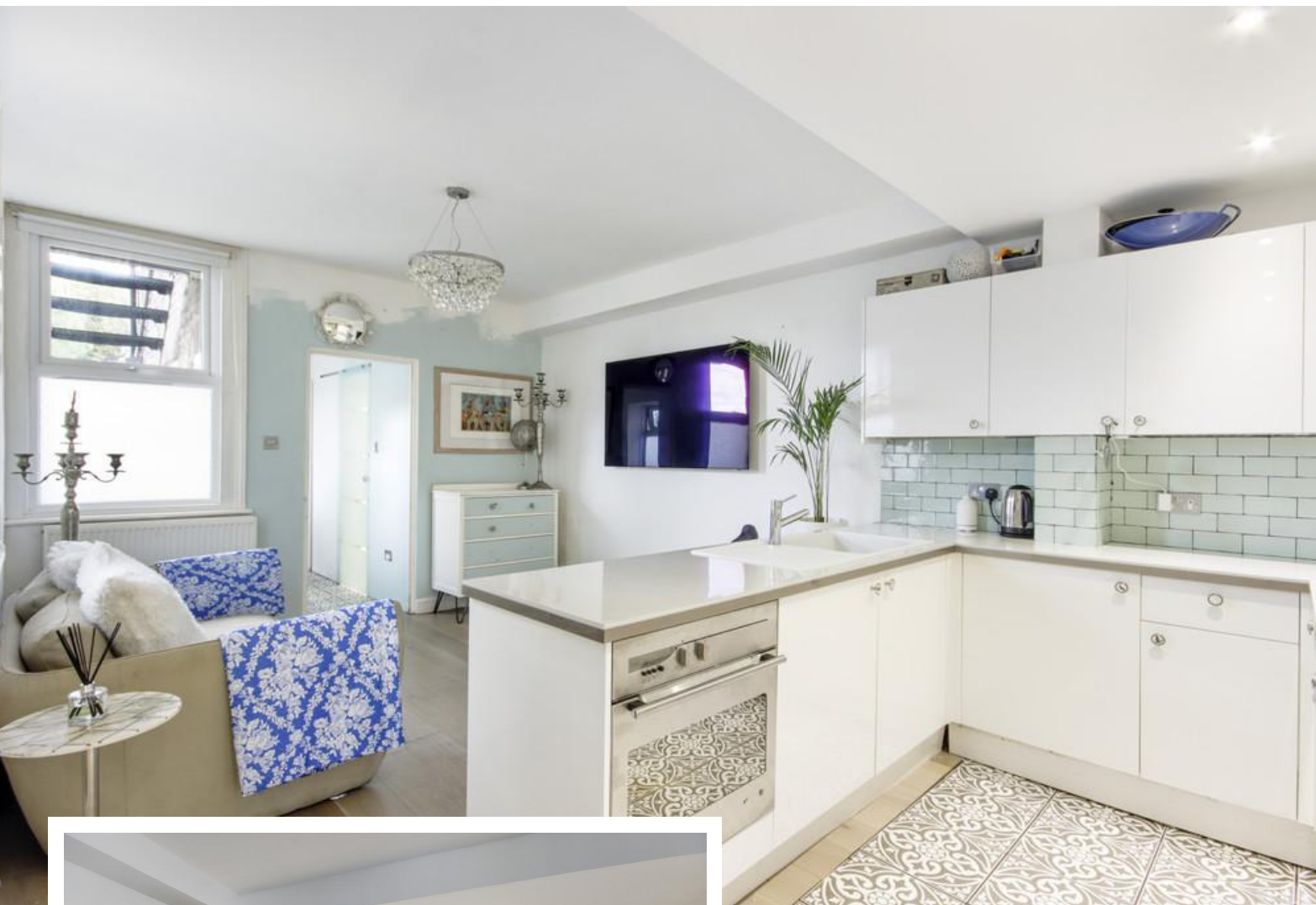
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Agents Note: Whilst every care has been taken to prepare these particulars they are for guidance purposes only. If there are any points of particular importance to you please contact the office. Any areas, measurements or distances are approximate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



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### Property Description

- ◆ An ideal purchase for those seeking an own entrance ground floor flat with off road parking and an allocated garden with detached work from home office/garden room.
- ◆ Well-presented remodelled (including updated double glazed windows) to create open plan accommodation.
- ◆ Modern integrated kitchen includes fitted fridge and freezer, ceramic hob with extractor above, stainless steel oven and AEG washing machine, comprehensive range of fitted cupboards.
- ◆ Dual aspect sitting/dining room with engineered wood flooring.
- ◆ Well-proportioned double bedroom with bay window to the front and tall ceiling.
- ◆ Study/Nursery Bedroom 2 currently arranged as a dressing room.



- ◆ Separate modern shower room with separate shower cubicle, tiled and mirrored walls, pedestal wash basin, low level WC and heated towel rail.
- ◆ 3 year old boiler which is regularly checked.

### Outside

- ◆ Detached work from home office/garden room in an allocated section of the garden with light and power connected.
- ◆ Additional brick built, lockable storeroom approximately 5' x 3'
- ◆ To the front of the property there is a good sized allocated off road parking space.

### Location

- ◆ Central and convenient location in a residential road within walking distance of St James' Primary School and Tunbridge Wells Secondary Schools including Grammars.
- ◆ 0.7 miles from the mainline station providing a fast commuter service to London and also to the coast.
- ◆ Grosvenor & Hilbert Park with its many facilities including a play area, bowling green, football pitches, designed sports areas, ornamental lake and woodland walk is a short walk away.

### Practicalities

- ◆ The property benefits from the share of freehold.
- ◆ Service Charge £80 per month.
- ◆ Additional permit parking £80 a year.

### Viewing

Strictly by appointment only through sole agents Sumner Pridham  
[info@sumnerpridham.co.uk](mailto:info@sumnerpridham.co.uk) 01892 516615

