



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- End Terrace Town House
- Four Bedrooms
- Kitchen/ Dining Room
- Good Size Garden
- Garage & Driveway Parking
- Energy Efficiency Rating: D

**Frankfield Rise, Tunbridge Wells**

**£550,000**

[woodandpilcher.co.uk](http://woodandpilcher.co.uk)



## 45 Frankfield Rise, Tunbridge Wells, TN2 5LF

Situated in a quiet cul-de-sac the highly desirable south side of Tunbridge Wells, being within walking distance of the Pantiles and main line station is this good size four bedroom town house which would benefit from modernisation but offering plenty of scope to create a wonderful family home. The accommodation comprises an entrance hall with renewed cloakroom WC (in 2020) leading through to a dining room and separate kitchen which are both a good size and provide access to the garden. This would be a prime opportunity to knock through, subject to the usual regulations and create a stunning open plan space. The first floor has an L-shaped sitting room, a fully fitted bathroom and large double bedroom with the second floor offering two further double bedrooms with both of these having delightful far reaching views, and a further bedroom which would be a useful study or nursery. There is a large airing cupboard giving access to the eaves. There is an integral garage which many people have fully or partially converted as there is ample driveway parking to the front. At the rear is a low maintenance yet good size garden which is mainly laid to lawn with mature shrubs and plants. The property is being offered with NO CHAIN and properties in this location being particularly sought after we highly recommend an early viewing.

Wooden front door with frosted panels into:

### ENTRANCE HALL:

Two radiators, further glazed door, stairs to first floor.

### CLOAKROOM:

Wall hung wash hand basin with tiled splashback, WC. Frosted double glazed window to front.

### DINING ROOM:

Double glazed door to garden with glazed panels to either side, radiator, door to:

### KITCHEN:

Wall and floor units with matching work surface. Space for fridge/freezer, cooker and washing machine. One and a half bowl sink unit with mixer tap and drainer, tiled splashback. Cupboard housing boiler. Double glazed window to rear.

### FIRST FLOOR LANDING:

Galleried, radiator, stairs to second floor.

### BATHROOM:

Pedestal wash hand basin, WC, panel enclosed bath with mixer tap and handheld attachment, part tiled walls, radiator. Frosted double glazed window to rear.

### STUDY/BEDROOM:

Double glazed window to rear, built-in cupboard, radiator.





**SITTING ROOM:**

Double glaze bay window to front and further double glazed window to front, two radiators, TV point.

**SECOND FLOOR LANDING:**

Galleried, loft hatch, airing cupboard housing hot water tank, slatted shelving and eaves access.

**BEDROOM:**

Double glazed window to rear, radiator, basin with vanity unit below.

**BEDROOM:**

Double glazed window to front with far reaching views, radiator.

**BEDROOM:**

Double glazed window to front with far reaching views, radiator.

**OUTSIDE FRONT:**

Front garden mainly laid to lawn and driveway providing off road parking for two vehicles.

**GARAGE:**

Up and over door, consumer unit, power and light.

**OUTSIDE REAR:**

Mainly laid to lawn with mature shrubs, flower beds and borders, patio, side access.

**SITUATION:**

Frankfield Rise is a popular and modern development which whilst pleasingly peaceful is in fact close to the south side of Tunbridge Wells town centre. In this respect it offers good access not only to the main line railway station but a number of highly regarded local schools and the Common, Sainsbury's supermarket and a number of independent retailers, restaurants and bars between the Pantiles and Mount Pleasant. Beyond this the town has two theatres, a number of sports and social clubs and a range of highly regarded schools. Tunbridge Wells offers fast and frequent services to both London termini and the South Coast.

**TENURE:** Freehold

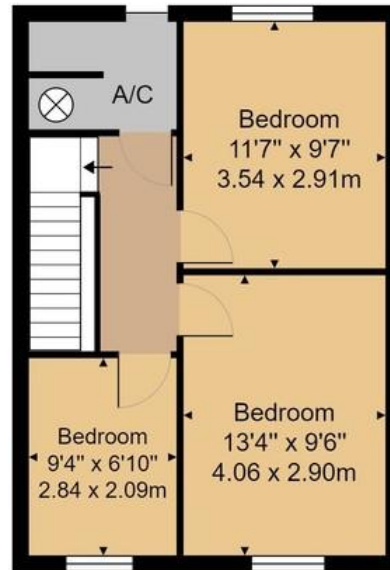
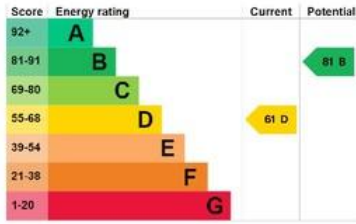
**COUNCIL TAX BAND:** E

**VIEWING:** By appointment with Wood & Pilcher 01892 511211

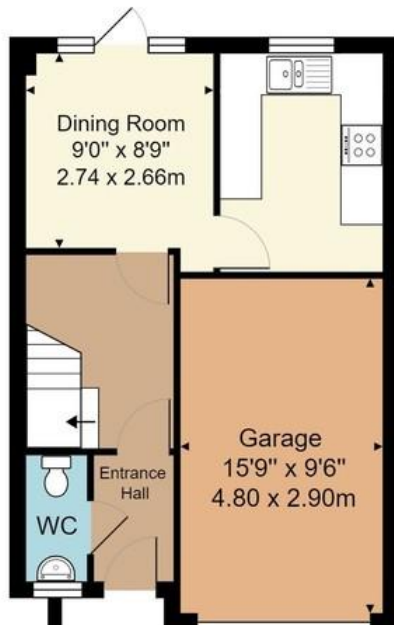
**ADDITIONAL INFORMATION:**

Broadband Coverage search Ofcom checker  
 Mobile Phone Coverage search Ofcom checker  
 Flood Risk - Check flooding history of a property England - [www.gov.uk](http://www.gov.uk)  
 Services - Mains Water, Gas, Electricity & Drainage  
 Heating - Gas Fired Central Heating





**Second Floor**



**Ground Floor**



**First Floor**

Approx. Gross Internal Area 1302 ft<sup>2</sup> ... 121.0 m<sup>2</sup>

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.

Wood & Pilcher, their clients and any joint agents give notice that: They have no authority to make or give any representations or warranties in relation to the property. Any statements on which a purchaser or Tenant wishes to rely must be checked through their Solicitors or Conveyancers. These Particulars do not form part of any offer or contract and must be independently verified. The text, photographs and floor plans are for guidance only and are not necessarily comprehensive, please also note that not everything in the photographs may be included in the sale. It should not be assumed that the property has necessary planning, Building Regulations or other consents. We have not tested any appliances, services, facilities or equipment and Purchasers or Tenants must satisfy themselves as to their adequacy and condition. We have not investigated the Title, or their existence of any Covenants or other legal matters which may affect the property.

Heathfield 01435 862211  
 Crowborough 01892 665666  
 Southborough 01892 511311  
 Tunbridge Wells 01892 511211  
 Letting & Management 01892 528888  
 Associate London Office 02070 791568

