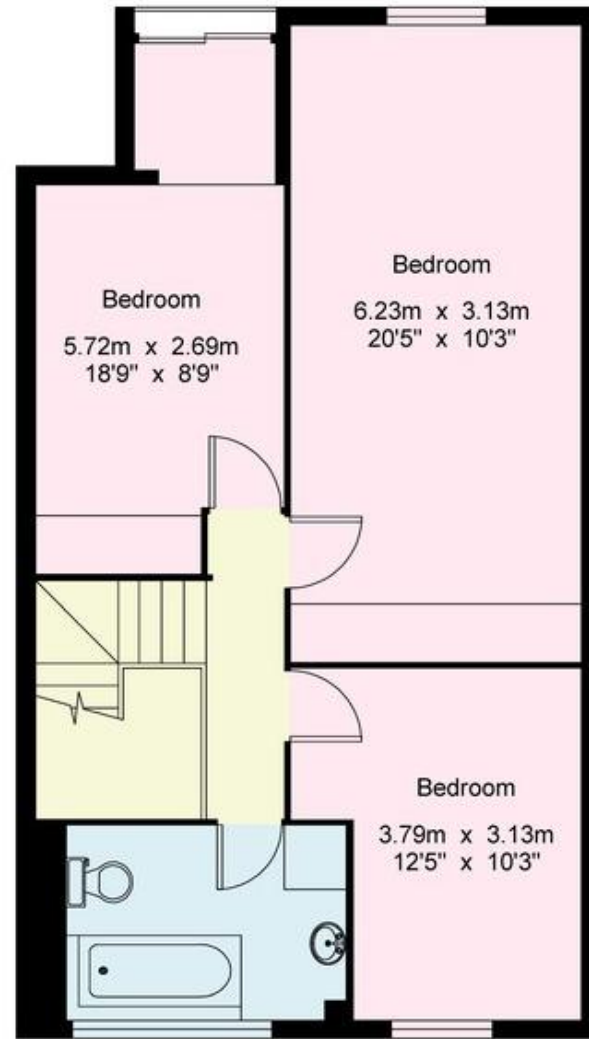


Ground Floor

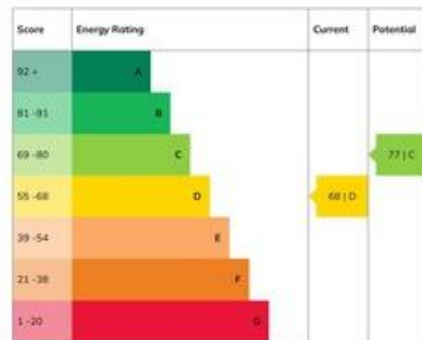


First Floor



14 Rosehill Walk

House - Gross Internal Area : 122.4 sq.m (1,317 sq.ft.)



For Identification Purposes Only.

© 2024 Trueplan (UK) Limited (01892) 614 881



14 Rosehill Walk

Tunbridge Wells, TN1 1HL



A spacious own entrance ground and first floor maisonette in a quiet cul-de-sac within a minutes' walk of the central station. Benefits include light and spacious rooms and elevated views across the common, the property requires general updating.

Hall, Cloakroom, Sitting/Dining Room, Kitchen/Breakfast Room, 3 double Bedrooms, Bathroom, Attic, Garage, Communal Garden

Guide price £400,000 Share of Freehold *No Forward Chain*



29 Vale Road
Tunbridge Wells
Kent
TN1 1BS

www.sumnerpridham.co.uk
info@sumnerpridham.co.uk
01892 516615

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

- ◆ An extremely spacious ground and first floor maisonette in a little known central cul-de-sac minutes' walk to the central station.
- ◆ Light and spacious rooms with accommodation arranged over 2 floors.
- ◆ Attractive west facing views over Tunbridge Wells from the ground and first floor rooms.
- ◆ General updating required to services and decorating throughout.
- ◆ Front door leading to hall with a turn staircase leading to the first floor, good sized storage cupboard housing gas and electric meters, and consumer unit.
- ◆ Well-proportioned sitting/dining room featuring a pair of floor to ceiling windows with views over the garden and beyond to Tunbridge Wells common.
- ◆ Ornamental fireplace.
- ◆ Good sized cloakroom off the hall, low level WC, washbasin and window to the front.
- ◆ Kitchen/breakfast room fitted with a range of worksurfaces over 3 walls incorporating a NEFF 4 a Neff 4-ring gas hob, Belling oven and grill, integrated Neff dishwasher.



- ◆ Comprehensive range of cupboards plus matching wall mounted cupboards, plumbing for washing machine.
- ◆ Gas fired Potterton Kingfisher 2 providing gas fired central heating and domestic hot water.
- ◆ Staircase leading to the first floor with access to a good sized attic with ladder connected.
- ◆ Large double bedroom 1 with far reaching views over to Tunbridge Wells Common and fitted with wall to wall bank of wardrobe cupboards.
- ◆ Double bedroom 2 fitted wardrobe cupboards and far reaching view over the common.
- ◆ Double bedroom 3 with window to the front.
- ◆ Good sized bathroom, large window, panelled bath, low level WC, pedestal washbasin, with airing cupboard housing insulated hot water tank and slatted shelves.

Outside

- ◆ Residents benefit from a share of communal gardens, laid to lawn with well stocked flower borders and enjoys a sunny aspect being south and west facing.
- ◆ **Garage:** there is a nearby garage in a block with up and over door.

Practicalities

- ◆ The property requires general updating and is being sold with the benefit of no forward chain.
- ◆ 943 year lease
- ◆ Service charge £1800 per annum

Location

- ◆ A little known cul-de-sac which is within a short walk of Mount Pleasant and the central station as well as to the common, having a locked gate for residents in the communal garden with access to the Inner London Road which gives easy access to the common and also a short walk to the Trinity Arts Centre.

Viewing

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

