



FRANK ROSIER WAY
TUNBRIDGE WELLS - GUIDE PRICE £625,000 - £650,000



WOOD & PILCHER
Sales, Lettings, Land & New Homes

25 Frank Rosier Way

Tunbridge Wells, TN2 5FJ

Entrance Lobby - Cloakroom - Open Plan

Lounge/Dining/Kitchen Area With Integrated Appliances -

First Floor Landing - Lounge With French Doors To Garden

- Bedroom - Family Bathroom - Second Floor Landing - Two

Further Bedrooms & Two En-Suite Shower Rooms -

Attractive Rear Gardens - Low Maintenance Front Garden

- Two Private Parking Spaces

Offered to an extremely high decorative standard and the subject of thoughtful improvements by the current owners - most particularly for the garden area - a three bedroom, three bathroom, end of terrace town house towards the southerly end of Tunbridge Wells. Enjoying an especially peaceful locale, the property has private parking in the form of two spaces with further visitors areas, a large open plan living space on the ground floor with a further first floor lounge and three bedrooms over the upper two floors of which two enjoy en-suite facilities and the other immediate access to a family bathroom. The property has a good sized private garden with generous lawn space, attractive plantings and a detached shed to the rear. As with most town houses we consider the property is particularly good value for money and, to this end, would encourage any interested parties looking for generous family space to make an immediate appointment to view.

Access is via a double glazed front door with two inset opaque double glazed panels to:

ENTRANCE LOBBY:

Good areas of Amtico wood effect flooring, radiator, fitted coat hooks, inset spotlights to the ceiling. Door leading to:

CLOAKROOM:

Wall mounted wash hand basin with storage below and tiled splashback with mixer tap over, fitted wall mirror, low level WC. Good areas of Amtico wood effect flooring, radiator, inset spotlights to the ceiling, extractor. Opaque double glazed window to the side.

OPEN PLAN LOUNGE/DINING/KITCHEN AREA:

Lounge & Dining Area: Good areas of Amtico wood effect flooring, various media points, two radiators. Georgian style double glazed windows to the front. Space for lounge furniture and entertaining and space for a large table and chairs. Door to an understairs storage cupboard with a wall mounted electrical consumer unit, various media points, wall mounted thermostat control and good general storage space. This is open to:



Kitchen: A large contemporary style fitted kitchen with a range of gloss wall and base units and a complementary Silestone worktop. Integrated 'AEG' electric oven and inset four ring 'AEG' electric hob with an extractor hood over. Integrated dishwasher, washing machine, fridge, freezer and wine fridge. Inset one and a half bowl sink with mixer tap over. Breakfast bars space for two people, good areas of general storage. Good areas of Amtico wood effect flooring, inset spotlights to the ceiling, extractor. Georgian style double glazed windows to the side.

FIRST FLOOR LANDING:

Carpeted, radiator, stairs leading to the second floor. Doors leading to:

LOUNGE:

Carpeted, two radiators, various media points. Space for lounge furniture and for entertaining. Double glazed window to the side with fitted blind and double glazed French doors to the rear gardens with further double glazed windows to either side.

FAMILY BATHROOM:

Fitted with a wash hand basin with mixer tap over and storage space below, low level WC, fitted wall mirror, panelled bath with mixer tap over and single head shower attachment, Feature tiled floor, part tiled walls, wall mounted towel radiator, inset spotlights to the ceiling, extractor.

BEDROOM:

Carpeted, radiator. Space for bed and associated bedroom furniture, Georgian style double glazed windows to the front with fitted roller blind, additional Georgian style double glazed window to the side with fitted roller blind.

SECOND FLOOR LANDING:

Carpeted, loft hatch, door to a cupboard housing the wall mounted 'Potterton' boiler and large hot water cylinder with further storage space. Georgian style double glazed window to the side. Doors leading to:

BEDROOM:

Carpeted, radiator. Space for bed and associated bedroom furniture. Fitted wardrobe with mirror fronts. Georgian style double glazed windows to the rear with fitted roller blind. Door leading to:

EN-SUITE SHOWER ROOM:

Walk-in shower with sliding glass screens and two shower heads, low level WC, wash hand basin with mixer tap over and storage below. Feature tiled floor, part tiled walls, fitted wall mirror, wall mounted radiator.

BEDROOM:

Carpeted, radiator. Space for bed and associated bedroom furniture. Georgian style double glazed windows to the front with fitted blind. Door leading to:

EN-SUITE SHOWER ROOM:

Walk-in shower cubicle with sliding glass doors and two shower heads, low level WC, wash hand basin with mixer tap over and storage below. Tiled floor, part tiled walls, fitted wall mirror, wall mounted towel radiator, inset spotlights, extractor.

OUTSIDE REAR:

An attractive rear garden which is the subject of considerable improvements by the current owners. Accessed via the lounge, there are areas of paving adjacent to the lounge doors and running towards a detached shed at the rear. Retaining fencing, mostly laid to lawn, mature shrub beds and plantings.



OUTSIDE FRONT:

A path runs to the front door from the street. Essentially a lower maintenance front garden with mature shrub plantings to either side and a gravel path running along the side of the property with good storage for bins etc. The property enjoys two private parking spaces to the front of the house with further generous visitors parking in the immediate vicinity.

SITUATION:

Frank Rosier Way is located on the southside of Royal Tunbridge Wells, close to the Nevill Golf Course. Although set on the outskirts, the property still offers good access to the town with its excellent mix of social, retail and educational facilities including two theatres and a number of sports and social clubs. Royal Tunbridge Wells being a vibrant spa town, has a particularly good range of independent retailers, restaurants and bars running primarily between the Pantiles and Mount Pleasant, with further multiple shopping areas at the Royal Victoria Place Shopping Centre, the pedestrianized Calverley Road precinct and the North Farm Retail Estate. Tunbridge Wells is rightly highly regarded for its schooling and offers an excellent mix of facilities at primary, secondary, grammar and independent levels and for those that like to escape to the country, there is a wide selection of villages and rural pubs, together with Bewl Water for boating, cycling and country walks.

TENURE:

Freehold

COUNCIL TAX BAND:

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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
Services - Mains Water, Gas, Electricity & Drainage
Heating - Gas Fired Central Heating

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been obtained. Floorplan. All measurements, walls, doors, windows fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent



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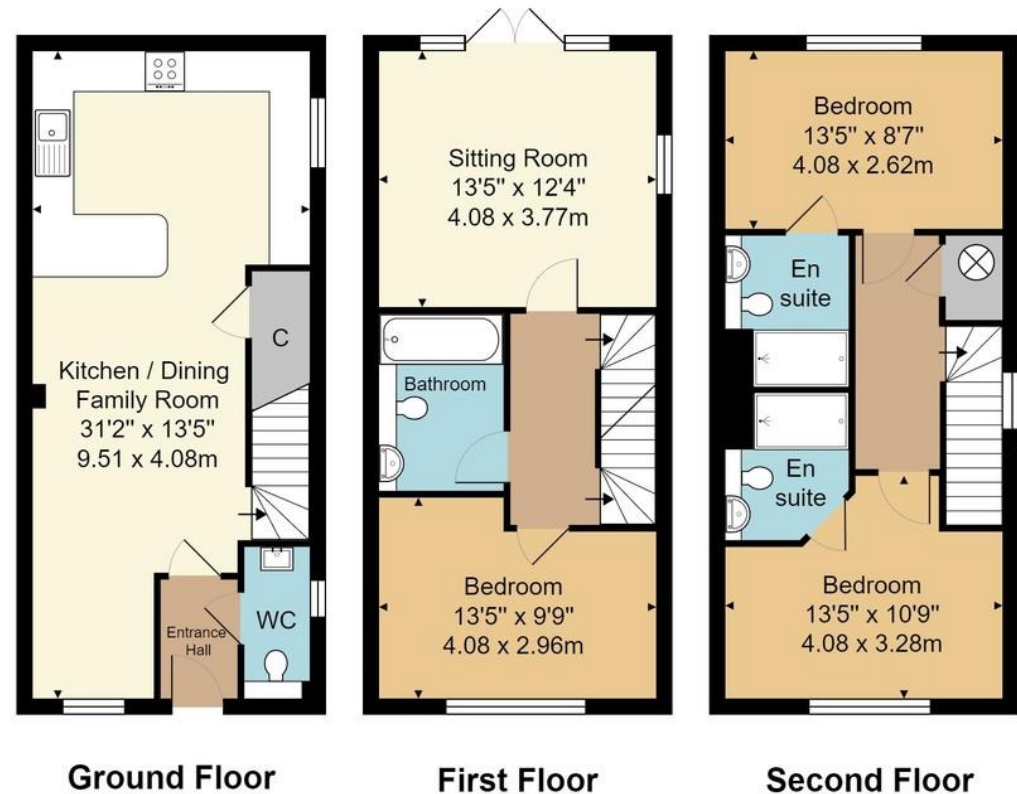


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Approx. Gross Internal Area 1258 ft² ... 116.9 m²

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.