



STAIRCASE VILLA, ERIDGE ROAD
ERIDGE GREEN, TUNBRIDGE WELLS - £525,000



Staircase Villa

Eridge Road, Eridge Green,
Tunbridge Wells, TN3 9JU

**Entrance Hall - Sitting Room - Dining Room - Kitchen
Utility Room - WC - Two Bedrooms - En Suite Shower
Room - Family Bathroom - Front Garden & Rear Garden
With Off Road Parking Area**

Staircase Villa, originally built around 1825 as a village school, is a historic and charming Grade II Listed detached house now available on the market with no forward chain. The ground floor provides ample living space, with a sitting room, a dining room, kitchen, utility room, and a downstairs cloakroom. Upstairs, there are two bedrooms, an en suite shower room, and a family bathroom, offering comfort and privacy for family living or hosting guests. Outside, the property includes off-road parking to rear and a pleasant rear garden. The property is located between Crowborough and Tunbridge Wells with all their amenities and mainline stations at Tunbridge Wells and Eridge. Staircase Villa is available for viewing at your earliest convenience, offering a rare opportunity to own a piece of history.

ENTRANCE PORCH:

An elaborate timbered gable with stone built surrounds, quarry tiled flooring and timber front door opens into:

ENTRANCE HALL:

Carpet as fitted and radiator.

DINING ROOM:

Two cupboards, stairs to first floor, smoke detector, newly fitted carpet, radiator and windows to front and side.

KITCHEN:

Range of wall and base units with worktops over and tiled splashbacks incorporating a steel sink with mixer tap and drainer. 4-ring ceramic hob with oven under and extractor fan over, space for further appliances, tiled flooring, radiator and windows to front, rear and side.



HALF LANDING:

Cupboard housing electric meter and glass panelled rear door opening to the rear garden.

UTILITY AREA:

Range of wall and base units with stainless steel sink and space for a washing machine. Wall mounted Viessman boiler providing heating and hot water, radiator and wall mounted consumer unit.

WC:

Low level wc, wash hand basin, vinyl flooring and obscured window to rear.

SITTING ROOM:

Attractive dual aspect sitting room with feature fireplace incorporating an iron basket, mantle, cheeks, surround and granite hearth, radiator, newly fitted carpet and windows to front and side.

FIRST FLOOR LANDING:

Carpet as fitted and radiator.

BEDROOM:

Radiator, newly fitted carpet, window to side and door into:

EN SUITE SHOWER ROOM:

Tiled cubicle with integrated Aqualisa shower, wc, pedestal wash hand basin, radiator and vinyl flooring.

BEDROOM:

Newly fitted carpet, radiator and window to side.

BATHROOM:

Panelled bath with tiled surrounds, wc, wash hand basin, cupboard with shelving, radiator, vinyl flooring, loft access and Velux roof window.

OUTSIDE REAR:

Access via a five bar gate leads to a parking area laid to shingle. The remainder of the garden is predominately laid to lawn. In addition are two timber sheds and fence border to rear.

OUTSIDE FRONT:

Picket fence with gate surrounds the front garden which is principally laid to lawn and quarry tiled path to front door.



SITUATION: Eridge Green in East Sussex is a small village located between Crowborough and Tunbridge Wells with access to train services at either Eridge, Jarvis Brook and Tunbridge Wells. Crowborough town centre to the south provides a wide range of supermarkets, doctors, dentists, a good range of schooling for all ages as well as a leisure centre. The larger spa town of Royal Tunbridge Wells to the north provides all of the above and an excellent mix of retailers & eateries spread through the Pantiles, The Old High Street and Victoria Place Shopping Mall.

TENURE: Freehold

COUNCIL TAX BAND: F

VIEWING: By appointment with Wood & Pilcher Crowborough 01892 665666

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

Heating - Gas

Private Drainage

Right of way in place over an un-adopted road that provides access to the rear parking and garden. The current owner contributes on an adhoc basis for the maintenance of the un-adopted road.

Restrictive covenants will be imposed.

There is a sight line across the front of the property which must be maintained. This places a restriction on any increase in fence height or the planting of trees & shrubs within the sight line area.

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 contained. 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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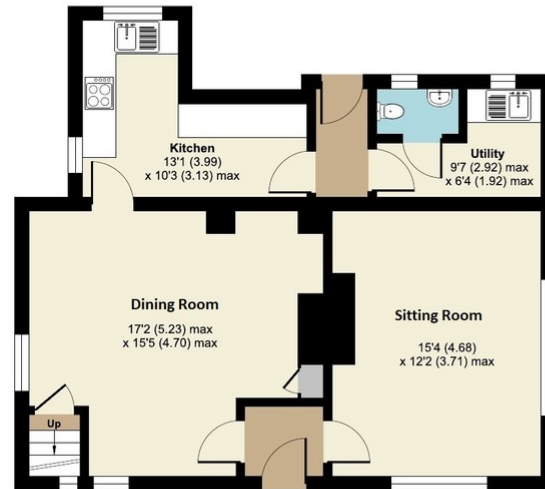
BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

www.woodandpilcher.co.uk

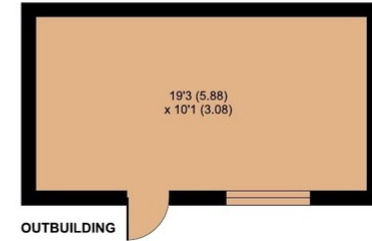


Approximate Area = 1125 sq ft / 104.5 sq m
Outbuilding = 195 sq ft / 18.1 sq m
Total = 1320 sq ft / 122.6 sq m

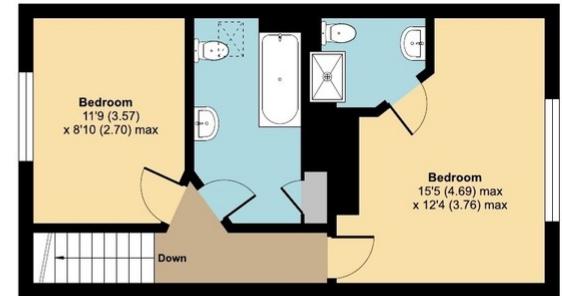
For identification only - Not to scale



GROUND FLOOR



OUTBUILDING



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, (Incorporating International Property Measurement Standards (IPMS2 Residential)). © richcom 2024. Produced for Wood & Pilcher. REF: 1203279