



BEULAH ROAD
TUNBRIDGE WELLS - GUIDE PRICE £625,000 - £650,000



WOOD & PILCHER
Sales, Lettings, Land & New Homes

53 Beulah Road

Tunbridge Wells, TN1 2NS

Hallway - Sitting Room With Feature Fireplace - Dining Room With Feature Fireplace - Kitchen/Breakfast Room With Doors To Garden - Cloakroom - First Floor Landing - Three Bedrooms - Family Bathroom - Front Garden With Driveway Providing Off Road Parking - Courtyard Rear Garden

Set in the popular location of the St. James area of the town is this semi detached property offering period features and flexible accommodation. On the ground floor is a sitting room, dining room, breakfasting kitchen and cloakroom, whilst the first floor has three double bedrooms and family bathroom. Being a short walk to the town centre and main line station completes the premier location and the driveway offers off road parking to the front of the property.

HALLWAY:

Door into hallway with laminate flooring, two understairs cupboards, radiator.

SITTING ROOM:

A bright room with double glazed bay window to front, feature fireplace with marble surround, cast iron inset and hearth, shelving to side. Laminate flooring, built in cupboard housing electric consumer unit, radiator.

DINING ROOM:

Sash windows to side and rear, feature fireplace with cast iron inset, cupboard and shelving to sides. Laminate flooring, radiator.

BREAKFASTING KITCHEN:

A large range of wall and base units with complementary worktop. Rangemaster cooker with extractor hood over. Spaces for washing machine, fridge/freezer and dishwasher. Wall mounted gas central heating boiler. Double glazed window to side and double glazed doors to rear, downlights, radiator.



CLOAKROOM:

Wall mounted wash hand basin, low level wc, double glazed window to side, laminate flooring.

FIRST FLOOR LANDING:

Loft access with ladder being part boarded and light. Large built in store cupboard.

BEDROOM 1:

A double bedroom with feature fireplace, double glazed sash bay window to front with additional side window, radiator, carpet.

BEDROOM 2:

A double bedroom with double glazed window to rear, radiator, carpet.

BEDROOM 3:

A further double bedroom with window to rear, built in wardrobe, radiator, carpet.

FAMILY BATHROOM:

A white suite comprising of a 'P' shaped bath with mixer tap, shower over and shower screen, inset wash hand basin with mixer tap, low level wc. Full tiling to walls, heated towel rail, downlights, sash window to side.

OUTSIDE REAR:

A courtyard garden with paved patio area, wall and fencing to boundaries, wooden storage shed, mature trees and shrubs to border, gated side access.

OUTSIDE FRONT:

To the front is a block paved driveway offering off road parking.

SITUATION:

The property is located in the St. James' quarter of Royal Tunbridge Wells which is under 1 mile distance from Tunbridge Wells town centre where you will find the heart of a busy and vibrant spa town including an excellent range of retail facilities at both Royal Victoria shopping mall and the Calverley Road pedestrian precinct. In the southern part of the town you will find the old High Street, Chapel Place and The Pantiles which is home to a number of independent retailers sat along side busy restaurants and bars. Leisure facilities include a good number of sports clubs.



The town has two theatres, a number of gyms, a sports centre and several outdoor spaces including Tunbridge Wells common and local parks with Dunorlan including a Victorian boating lake. Educational facilities include an excellent mix of schools including primary, secondary, grammar and independent with the property being well placed to take advantage of all such opportunities.

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



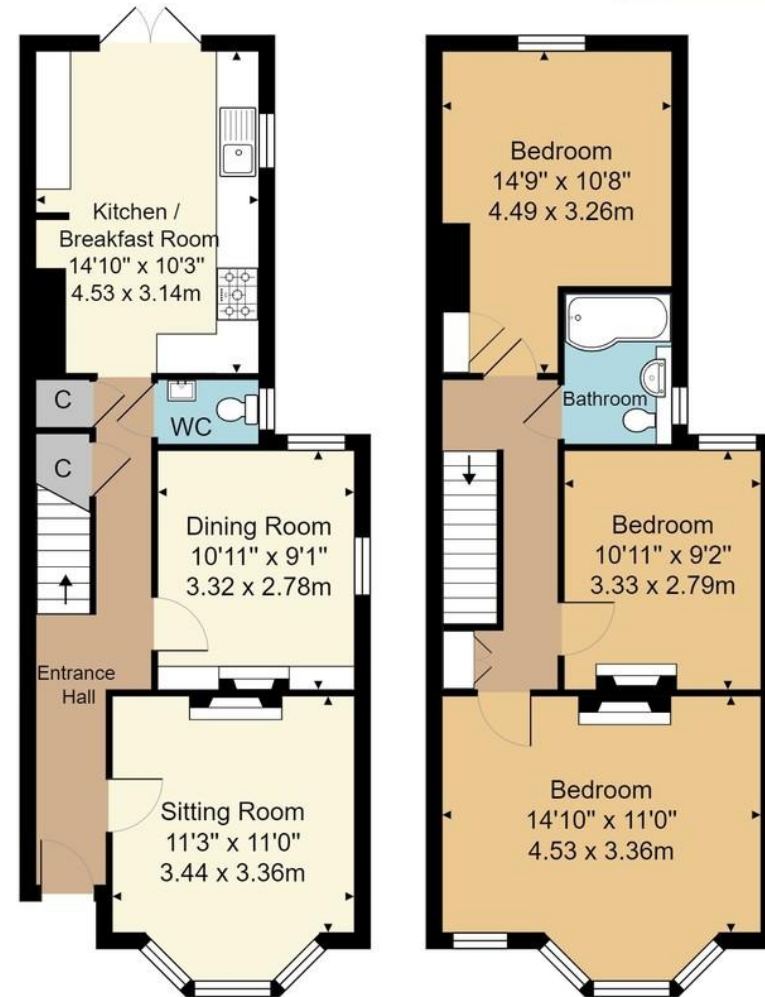
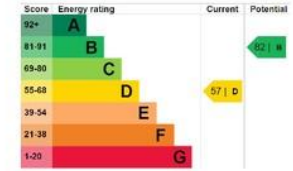
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BRANCHES AT CROWBOROUGH, HEATHFIELD,
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Ground Floor

First Floor

Approx. Gross Internal Area 1079 ft² ... 100.2 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.