



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- Three Bedroom Family Home
- Offered as Top of Chain
- South Side of Town
- Open Plan Lounge/Diner
- Garage
- Energy Efficiency Rating: C

**Frankfield Rise, Tunbridge Wells**

**£525,000**

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

Offered a top of chain, a well maintained 3 bedroom family home in a preferred residential location in the sought-after Broadwater area of Tunbridge Wells. The locale offers a peaceful setting conveniently located within half a mile of The Pantiles, Tunbridge Wells station and local shops and schools. The ground floor has a spacious living room open to a separate dining room with a contemporary kitchen beyond. The first floor has two double bedrooms, a single bedroom and a family shower room. Externally, it offers a well stocked southerly facing rear garden and a single garage. A glance at the attached photographs and floorplans will give an indication of the quality of this proposition.

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

### ENTRANCE HALL:

Areas of wooden flooring, radiator, textured ceiling, various media points, stairs leading to the first floor. Door leading to:

### LOUNGE:

Fitted carpet, two radiators, various media points, textured ceiling. Ample space for lounge furniture and for entertaining. Door to a good size understairs cupboard with areas of fitted shelving, good general storage space and fitted coat hooks. Georgian style double glazed windows to the front. The lounge is open via a wide decorative arch to:

### DINING ROOM:

Carpeted, radiator, textured ceiling. Space for dining table and chairs. Georgian style double glazed doors to the rear. Open to:

### KITCHEN:

Of a contemporary style with high gloss white wall and base units and a complementary work surface. Inset one and a half bowl stainless steel sink with mixer tap over, good general storage space. Inset four ring 'Neff' induction hob with tiled splashback and extractor hood over and integrated 'Neff' oven below. Space for freestanding fridge/freezer, washing machine, wall mounted 'Worcester' boiler, vinyl floor, radiator, textured ceiling. Double glazed Georgian style windows to the rear with a fitted blind.

### FIRST FLOOR LANDING:

Carpeted landing area, loft access hatch, doors to a cupboard with good general storage space, inset radiator and areas of fitted shelving. Doors leading to:

### BEDROOM:

Carpeted, radiator, textured ceiling. Space for bed and associated bedroom furniture. Georgian style double glazed windows to the rear.

### BEDROOM:

Carpeted, radiator, textured ceiling. Space for a double bed. Georgian style double glazed windows to the rear.





**SHOWER ROOM:**

Fitted with a walk-in double shower cubicle with sliding glass doors and single head shower over, wall mounted wash hand basin with mixer tap over and storage below, low level WC. Mirror fronted medicine cabinets, tile effect flooring, tiled walls, higher level 'Dimplex' hot air heater, radiator, textured ceiling, extractor fan.

**MASTER BEDROOM:**

Carpeted, radiator, textured ceiling. Space for double bed and associated bedroom furniture, further higher level storage space with areas of coat rails. Two sets of Georgian style double glazed windows to the front.

**OUTSIDE REAR:**

The pretty enclosed rear gardens are mostly set to lawn with a brick paved area to the immediate rear of the property affording space for garden furniture and entertaining. There is a brick path running to the rear of the property and the rear gate beyond, retaining wooden fencing, deep areas of established shrubs with a gate leading to the rear and a private garage which affords parking for one smaller vehicle.

**OUTSIDE FRONT:**

The front garden is effectively set to lawn with a paved path leading to the pavement.

**SITUATION:**

The property is located in a pleasant residential location toward the popular south side of Tunbridge Wells town centre, a modest walk away from The Pantiles, the Old High Street and the mainline railway station with fast and frequent services to both London termini and the South Coast. In the northerly part of town - a little over a mile distant - are the Royal Victoria Shopping Mall, the pedestrianized Calverley Road precinct and Camden Road where most of the high street and independent retailers are represented. Beyond this, the town offers two theatres, a sports and leisure centre, two golf courses, cricket and rugby clubs and numerous restaurants and bars. The town has a good number of well regarded schools at all levels.

**TENURE:**

Freehold

**COUNCIL TAX BAND:**

E

**VIEWING:**

By appointment with Wood & Pilcher 01892 511211

**ADDITIONAL INFORMATION:**

Broadband Coverage search Ofcom checker

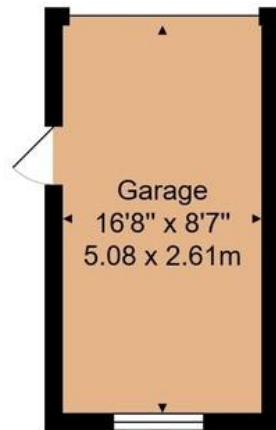
Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England - [www.gov.uk](http://www.gov.uk)

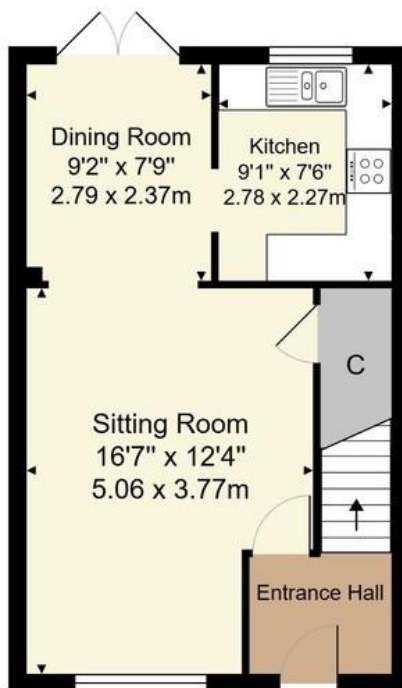
Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Central Heating

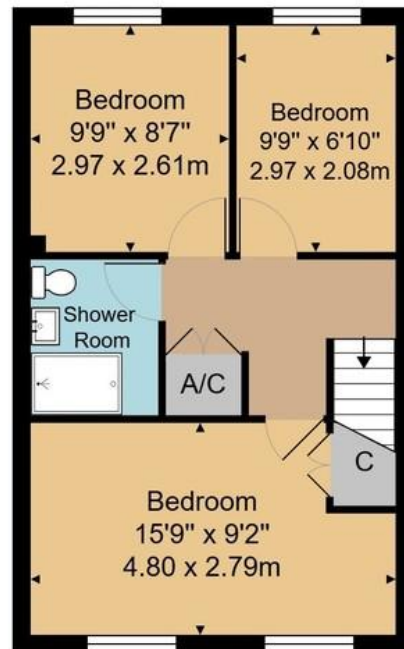




| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 82 B      |
| 69-80 | C             | 78 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



**Ground Floor**



**First Floor**

House Approx. Gross Internal Area 826 sq. ft / 76.8 sq. m  
Garage Approx. Internal Area 143 sq. ft / 13.3 sq. m

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.

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Heathfield 01435 862211  
Crowborough 01892 665666  
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Letting & Management 01892 528888  
Associate London Office 02070 791568

