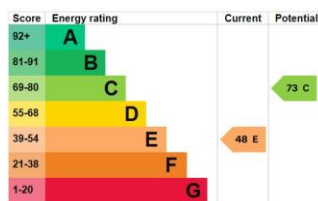


Ground Floor

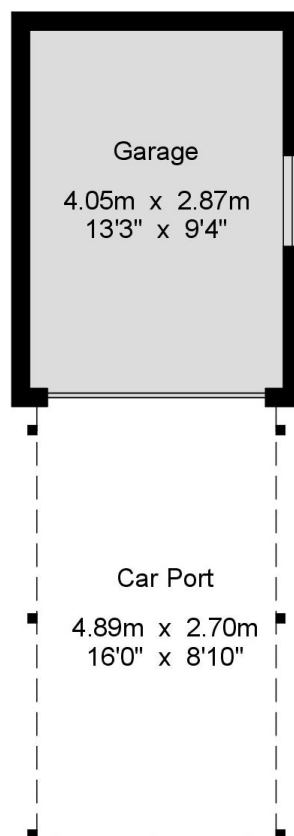


## Westcourt

House - Gross Internal Area : 85.5 sq.m (920 sq.ft.)  
Garage - Gross Internal Area : 11.6 sq.m (124 sq.ft.)



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## Westcourt, Ferbies

Speldhurst, Tunbridge Wells, TN3 0NT

**SUMNER PRIDHAM**

A quietly located detached bungalow in the highly sought after Ferbies, Speldhurst Village set in a large level plot. First time in the market since 1962 requiring updating, ideal development opportunity subject to usual consents.

Entrance Porch, Hall, Sitting Room, Kitchen/Breakfast Room, Utility Room, 2 double Bedrooms, Bathroom, separate WC, Electric Storage Heating, Large Level Garden, Garage, Car Port.

**Guide price £600,000 Freehold \*No Forward Chain\***



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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

- ◆ Excellent development opportunity subject to the usual consents.
- ◆ A rare opportunity to purchase a modest sized bungalow in a desirable location.
- ◆ West Court sits almost centrally in its large level garden, has space either side for extension if required.
- ◆ Walking distance to the centre of Speldhurst village with its excellent primary school, community run village shop/post office, recently constructed garden centre with café, church and the highly regarded George and Dragon Gastro Pub.
- ◆ The village now has its own garden centre and café.
- ◆ Wrought iron gate with long drive providing excellent parking.
- ◆ Entrance porch and hall with access to all rooms, electric heater and circuit breaker cupboard.
- ◆ Sitting room enjoying dual aspect, three storage heaters.
- ◆ Kitchen breakfast room fitted with original cupboards and drawers and a stainless steel sink and drainer beneath window to the side, dresser style unit, AEG cooker and storage heater.



- ◆ Utility room with plumbing for washing machine, useful fitted shelved cupboard, pantry cupboard, fridge freezer, storage heater and door to garden.
- ◆ Double bedroom 1 enjoys a dual aspect, fitted with storage cupboards and storage heater.
- ◆ Double bedroom 2 with dual aspect and storage heater.
- ◆ Shower room with shower cubicle, pedestal washbasin, towel rail, tiles walls and window.
- ◆ Adjacent separate WC.

## Outside

- ◆ Large level plot with very approximate measurements of 42 ft x 37 ft.
- ◆ **To the front** is an area of lawn, mature shrubs and a long drive with turning space leading to a carport and single garage.
- ◆ Wrought iron gate leads to the
- ◆ **Rear Garden:** which is now overgrown and has 2 old garden sheds and a green house and provides a high degree of privacy.

## Practicalities

- ◆ Mains electricity, water and drainage.
- ◆ **Agents Note:** The attic has in recent years has had spray foam installed. If a mortgage is required to purchase, please seek guidance from lenders.

## Location

- ◆ West Court enjoys an enviable location, easily accessible to the centre of the village and Speldhurst Primary School, also to the village hall and recreation ground, where there are many activities, community run shop, garden centre with café and the highly regarded George & Dragon.

## Viewing

Strictly by appointment only through soles agents Sumner Pridham  
01892 516615 [info@sumnerpridham.co.uk](mailto:info@sumnerpridham.co.uk)

