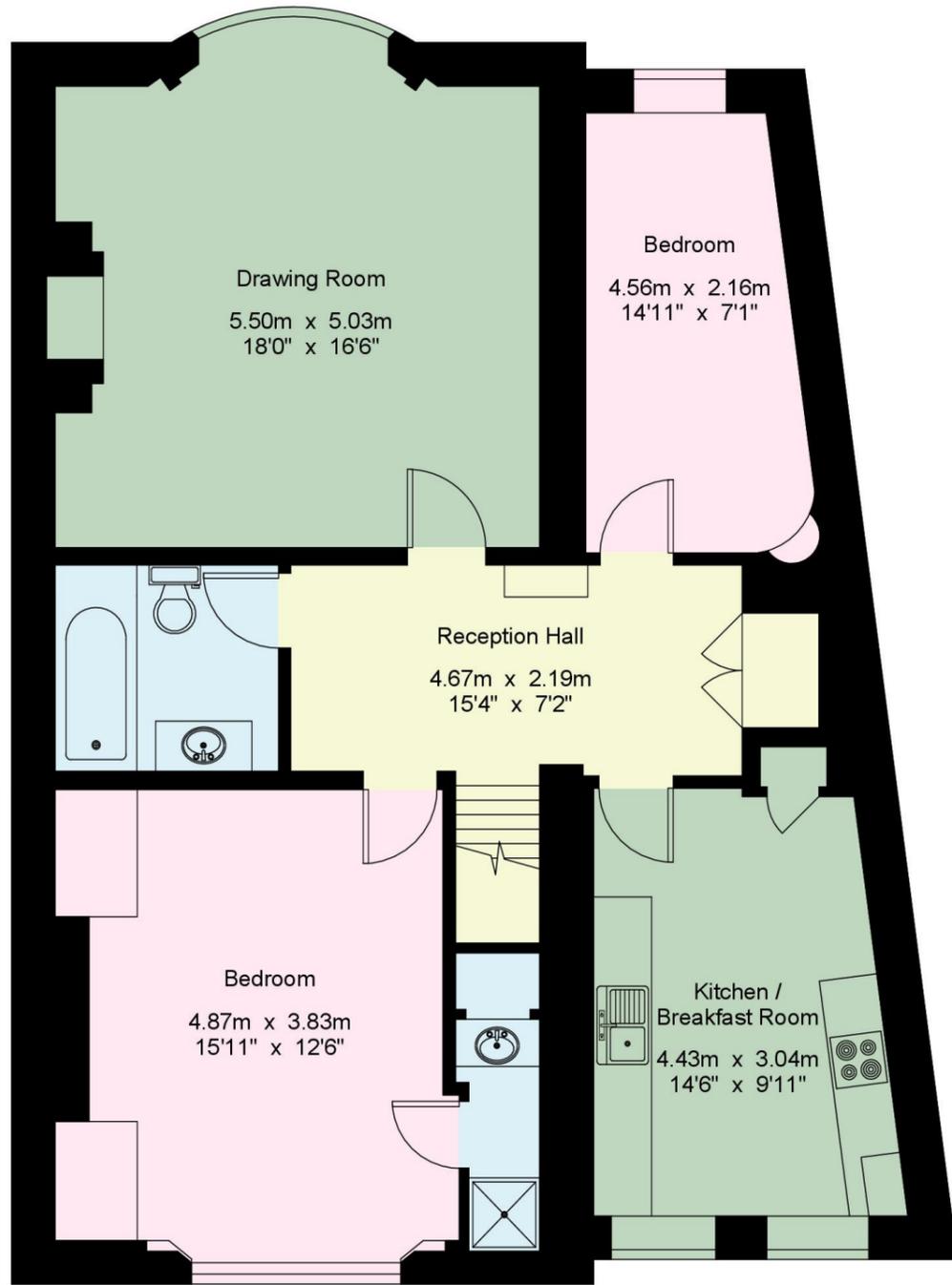


Score	Energy Rating	Current	Potential
82+	A		
81-81	B		81-81
69-80	C		
55-68	D	69-70	
39-54	E		
21-38	F		
1-20	G		



Ground Floor First Floor



7b Grove Hill Gardens

Tunbridge Wells, TN1 1SS



A beautifully presented Grade II listed Georgian apartment with its own courtyard garden and parking. Situated in the sought after village area walking distance to the central station, Claremont Primary School and Pantiles, updated for modern day living whilst retaining period features.

Entrance Hall, spacious Reception Hall, Drawing Room, Kitchen/Dining Room, 2 Bedrooms, Bathroom, Ensuite Shower Room, Gas Fired Central Heating, Courtyard Garden, Parking.

Guide price £500,000 - £525,000 Share of Freehold

7B Grove Hill Gardens

House - Gross Internal Area : 99.8 sq.m (1074 sq.ft.)



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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.





- ◆ Comprehensive range of attractive painted cupboards beneath incorporating washing machine, dishwasher, larder fridge and separate larder freezer.
- ◆ Matching wall mounted cabinets and display cupboards providing ample storage, further appliances include microwave, electric oven, gas hob with concealed extractor above.
- ◆ Main bedroom with large multipaned sash windows to the front with panelled surround and incorporating the original working shutters, with a pair of fitted double wardrobe cupboards.
- ◆ Ensuite shower room tiled floor, shower cubicle with drench and handheld showers, wash basin with quartz surround, cupboard beneath, mirror above revealing a deep shelved cupboard, chrome towel rail, under floor heating and air extractor.
- ◆ Bedroom 2, sash window with views over Grove Hill Gardens and a delightful period arched recess feature currently shelved.
- ◆ Luxuriously appointed bathroom fitted with a deep bath and wall mounted 'St. James's England' taps, drench shower above, wide cupboard with inset washbasin with quartz surround, chrome towel rail, low level WC, tiled floor and underfloor heating.

Outside

- ◆ The property benefits from its own courtyard garden approached and hidden from Claremont Road with curved wall and steps down to a delightful brick paved area with raised flower border, log store and leading to front door.
- ◆ Parking: 7b Grove Hill Gardens has its own parking space which is access from Grove Hill Road.

Practicalities

- ◆ 7b Grove Hill Gardens is one of 3 apartments and is held under a 999 year lease with the further benefit of Share of Freehold.
- ◆ Maintenance is £100 per month.
- ◆ All mains services are connected.
- ◆ Gas fired Central Heating with new boiler installed in Autumn 2024 and recently serviced.

Location

- ◆ Ideally located for those wishing to enjoy the benefits of the village area being within easy walking distance of Grove Park, High Street and central station (0.3 miles).
- ◆ Very close to Claremont Primary School and Pantiles.

Viewing

Strictly by appointment only through sole agents Sumner Pridham 01892 516615 info@sumnerpridham.co.uk

Agents Note: For transparency and in line with section 21 of the Estate Agents Act 1979, please note our clients are Sumner Pridham family members.

Property Description

- ◆ Fine example of a Georgian apartment in a central sought after location.
- ◆ Beautifully presented exuding charm and retaining all period features.
- ◆ Magnificent large multipaned sash windows with original working shutters.
- ◆ Stunning drawing room with working fireplace and moulded corniced ceiling.
- ◆ Dual aspect to take advantage of morning and afternoon sun.
- ◆ Main entrance from Claremont Road through its delightful brick paved garden.
- ◆ Outer door with brass furniture leads into entrance hall with coat hanging rail and staircase to upper ground floor.
- ◆ Spacious reception hall, pair of arch mirrored doors give access to a deep shelved cupboard with additional storage below.
- ◆ Currently used as an office area but alternatively could be used as a dining area.
- ◆ Magnificent drawing room with tall ceiling, bow window with original working shutters and views over Grove Hill Gardens, moulded corniced ceiling with picture rail, open and working fireplace with attractive surround and slate hearth, feature architrave around door entrance with period pelmet above.
- ◆ Kitchen/Dining room is beautifully light room and features a pair tall sash multipaned windows.
- ◆ Fitted with solid wooden worktops arranged over 2 walls, incorporating a ceramic sink and drainer.

