



GROVE HILL ROAD, TUNBRIDGE WELLS, TN1 1ST
£785,000



80 Grove Hill Road, Tunbridge Wells, TN1 1ST

A most attractive four bedroom terraced period property arranged over three floors and with the real advantages of a southerly facing courtyard garden, garage en bloc (in Grove Hill Gardens), excellent proximity to the lower town, railway station and well regarded local schools. Beyond this, the property has a host of period features and is presented in an attractive style with a spacious lounge and further dining room, an attractive contemporary style kitchen and, to the upper two floors, four good sized bedrooms with a further family bathroom and separate WC/shower room and gas central heating. Externally the gardens are essentially low maintenance with brick and iron details to the front and a most attractive and sunny rear courtyard garden with good space for table and chairs and a private gate leading to nearby Claremont Road.



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

This is an excellent opportunity to take ownership of a rarely available property in a fantastic location. Consequently we urge an interested parties to make an immediate appointment to view to avoid disappointment.

SITUATION: The property is located in the sought after Village area of Tunbridge Wells on the junction of Grove Hill Road and Claremont Road. It offers excellent access to both the mainline railway station and the retailers and restaurants along Mt Pleasant, the old High Street, Chapel Place and the Pantiles. Tunbridge Wells itself has an excellent mix of social, retail and educational facilities with the main multiple retailers primarily being found at the Royal Victoria Shopping Mall and Calverley Road precincts. The commuter traveller has good access to the nearby railway station which offers a fast and frequent services to both London termini and Hastings on the south coast. Recreational facilities in town include golf, cricket, rugby and tennis clubs, a number of local parks, two theatres, local gyms and a sports centre. The town boasts a number of extremely well regarded schools at primary, secondary and grammar levels along side further independent institutions. The property is well positioned to take advantage of such excellent facilities.



Access is via a partially glazed door to:

LOUNGE: Feature fanlight window over the front door, engineered wooden floors, feature bay window with the original sash windows and fitted shutters, radiator, feature contemporary fireplace with polished stone hearth and mantle, fitted cupboard to one side of the chimney breast, picture rail, cornicing, TV point.

DINING ROOM: Engineered wooden floors, steps to the first floor, dado rail, period cornicing, wooden mantelpiece and surround to the original chimney breast with fitted cupboard to one side, radiator, door to small understairs cupboard with fitted shelf and good space for storage, open to:

REAR LOBBY: Engineered wooden flooring, areas of exposed painted brickwork, some fitted shelving, partially glazed door with fitted blind leading to the rear garden.

KITCHEN: Feature Amtico floor, range of contemporary base units with complementary stainless steel work surfaces and areas of fitted glass shelves to the wall, integrated four ring AEG gas hob with fitted electric oven below, feature stainless steel extractor hood above, two inset stainless sinks to work surfaces areas with mixer tap over, breakfast bar area, radiator, seating for two people with a further base level storage units, decorative window to the rear garden, partially glazed door with fitted blind to the rear garden, second radiator, further kitchen/utility area to the rear with an additional feature window to the garden, opaque window to the rear, space for free standing fridge/freezer, space for washing machine, space for tumble drier, areas of work surfaces.

FIRST FLOOR LANDING: Carpet, dado rail, feature ceiling rose, textured ceiling, further doors to:

SHOWER ROOM/WC: Tiled floor, walk-in shower cubicle with fitted Aqualisa shower, low level WC, wall mounted wash hand basin, part tiled walls, partially opaque window to the rear with fitted blind, wall mounted electric shaver point.

DOUBLE BEDROOM: Carpet, original sash window to the rear, picture rail, cornicing, radiator.

DOUBLE BEDROOM: Carpet, two original sash windows to the front , each with fitted blind, radiator, picture rail, feature cornicing, textured ceiling, feature ceiling rose, attractive fireplace with brick hearth and decorative wooden surround, door to cupboard housing water cylinder and areas of shelving.

SECOND FLOOR LANDING: Carpet window to the rear, featuring cornicing, textured ceiling, feature ceiling rose, doors leading to:

BATHROOM: Carpet, radiator, cast iron fireplace with tiled slips and tiled hearth, low level WC, feature glass wash hand basin with mixer tap, sash windows to the rear with fitted blind, panelled bath with taps over, wood panelled splash back.

DOUBLE BEDROOM: Exposed painted wooden flooring, cornicing, wash hand basin inset to storage unit with tiled splash back, fitted shelves to the former fireplace, sash window the front with fitted blind, radiator, shelves to one side of the original chimney breast.

SINGLE BEDROOM: Carpet, radiator, sash window to the front, cornicing.

OUTSIDE: Front: Set to a brick low maintenance design with mature hedging between the properties. steps down to the pavement with a cast iron gate and further cast iron details to external brick walls.

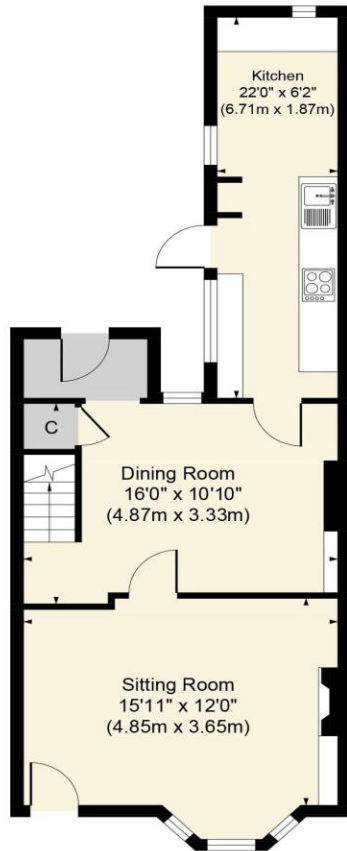
Rear: A good sized courtyard garden, primarily set to low maintenance brick, good space for table and chairs with decorative water feature (not working) further space for pot plants, a southerly aspect, gate leads down to Claremont Gardens.

Garage En Bloc close to the property.

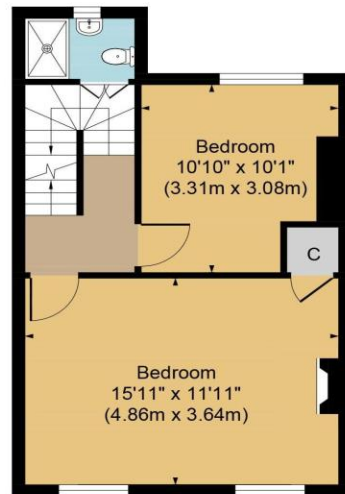
TENURE: Freehold

ENERGY EFFICIENCY RATING: F

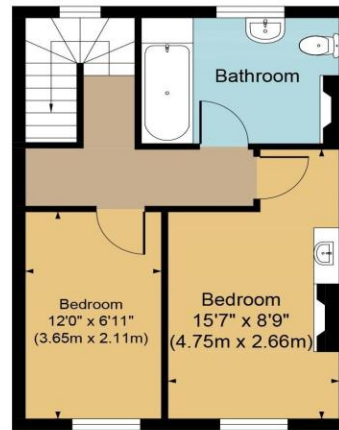




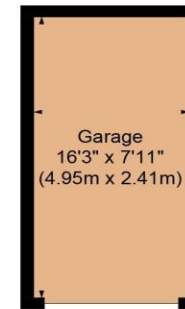
Ground Floor



First Floor



Second Floor



Garage



House Approx. Internal Floor Area 1302 sq. ft / 121.01 sq. m
 Garage Approx. Internal Floor Area 128 sq. ft / 11.93 sq. m
 Approx. Gross Internal Floor Area 1430 sq. ft / 132.94 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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