



WOOD & PILCHER



- 1904 Abergavenny Cottage
- Refurbishment Opportunity
- Three Bedrooms
- Good Sized Rear Garden
- No Onward Chain
- Energy Efficiency Rating: D

Benhall Mill Road, Tunbridge Wells

£395,000

woodandpilcher.co.uk

16 Benhall Mill Road, Tunbridge Wells, TN2 5JH

This period cottage forms part of the original Abergavenny Estate having formally being built to house workers on the Estate and has the distinct brick elevations they are now known for. Located in this popular location it comprises a sitting room, kitchen/breakfast room, bathroom and garden room on the ground floor and two double bedrooms one with en-suite and a single bedroom on the first floor. Outside there are outbuildings including a workshop and has a good sized garden. There is potential for improvement and extension subject to the necessary permissions.

ENTRANCE:

Via block paved driveway to brick built entrance porch. Double glazed entrance door, tiled floor.

SITTING ROOM

A good sized room with double glazed windows to front, brick fireplace with wood burner, laminate flooring, radiator.

KITCHEN/BREAKFAST ROOM:

A range of wall and base units with complimentary worktop, inset sink and drainer, freestanding oven, windows rear, fireplace with gas fire and back boiler, laminate floor, large walk-in pantry cupboard, further built in store cupboards.

GARDEN ROOM:

Double glazed windows and door to rear, paved flooring, built in cupboards.

BATHROOM:

Panelled bath, pedestal wash hand basin, separate WC, tiling to walls, radiator, double glazed windows to side.

FIRST FLOOR LANDING:

Loft access, carpet.

BEDROOM:

A double bedroom with double glazed window to front, built in cylinder cupboard, carpet, radiator.

EN-SUITE:

Shower cubicle, low level WC, wall mounted wash hand basin, double glazed window to front, carpet, radiator.



BEDROOM:

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

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Double glazed window to rear, carpet, radiator.

REAR GARDEN:

A good sized space with paved patio, rear access provided by neighbouring properties, large wooden workshop, brick built store room, mature trees and hedging to boundaries, greenhouse.

FRONT GARDEN:

Area of lawn to side of block paved driveway providing off road parking, mature hedging to boundary.

SITUATION:

Benhall Mill Road is situated on the eastern fringes of Royal Tunbridge Wells positioned close to the well renowned Nevill Golf Club and surrounding countryside. Local amenities include a small convenience store and public house with the main town centre of Tunbridge Wells being approximately one and a half mile distance. In this busy and vibrant spa town you will find the historic Pantiles with its wide selection of cafes, restaurants and bars, together with the old High Street and main line station with commuter services to Charing Cross/London Bridge. In the northern part of the town you will find the Royal Victoria Place Shopping Mall and Calverley Road Precinct where most of the High Street retailers are represented. Educational facilities within the town cater for a wide range of age groups with a number of well regarded primary, secondary and grammar schools, whilst recreational facilities include local parks, golf, cricket and rugby clubs, tennis club and two theatres.

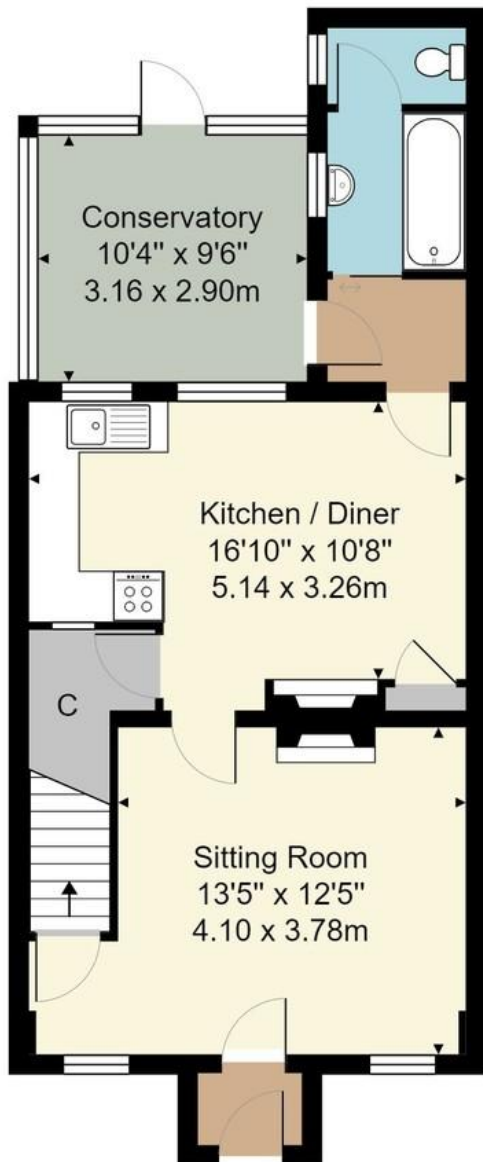
TENURE:

Freehold

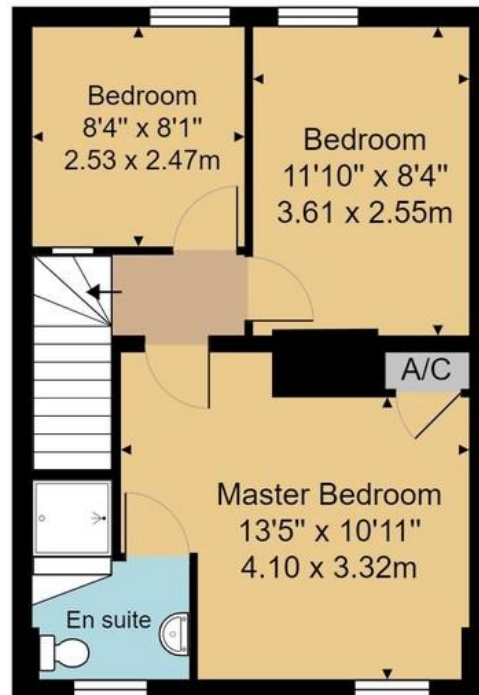
VIEWING:

By telephone appointment to Wood & Pilcher 01892 511211.

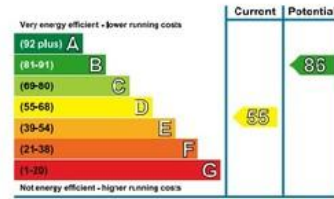




Ground Floor



First Floor



Approx. Gross Internal Area 1038 ft² ... 96.4 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.

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