



WOOD & PILCHER



- Opportunity for Refurb.
- Three Bedroom Town House
- Attractive Georgian Style
- Elevated Position, Town Views
- Large Integral Garage
- Energy Efficiency Rating: D

Carlton Crescent, Tunbridge Wells

£525,000

woodandpilcher.co.uk

7 Carlton Crescent, Tunbridge Wells, TN1 2JR

Offering an opportunity for refurbishment is this attractive town house located in a popular setting close to the town centre, mainline station and Dunorlan Park. It sits in an elevated position which offers views across the town and enjoys a westerly facing balcony. The accommodation is set over three levels and includes a large garage and cloakroom on the ground floor with the first floor having a spacious sitting / dining room and separate kitchen. The top floor has three bedrooms, one with en-suite and the main family bathroom. The property offers scope to add value making the most of this popular location.

ENTRANCE HALL:

Via main entrance door in to hallway, stairs to first floor, carpet.

CLOAKROOM:

Low level wc, wall mounted wash hand basin, double glazed window to front, radiator, tiled flooring.

GARAGE:

Electric up and over door, gas meter, large store cupboard housing floor mounted gas central heating boiler, electric consumer unit and meter.

FIRST FLOOR:

Hallway with door to rear, carpet, radiator, understairs store cupboard.

SITTING/DINING ROOM:

A good sized room with views to the front and access on to the balcony via double glazed doors, wall mounted gas fire, carpet. Dining area having hatch through to kitchen and 2 radiators.

KITCHEN:

A range of wall, base and drawer units with complementary worktop, breakfast bar, freestanding oven with extractor hood over, washing machine, dishwasher, fridge freezer, one and a half bowl sink and drainer with mixer tap and cold water filter tap. Double glazed window to rear, extractor fan, part tiling to walls, Amtico flooring.

SECOND FLOOR LANDING:

Built in airing cupboard with water tanks, further built in wardrobe and lightwell to ceiling.

BEDROOM:

Single bedroom with double glazed window to front, carpet, radiator.

BEDROOM:

Double bedroom with double glazed window to front, carpet.



BATHROOM:

Panelled bath with shower over and folding shower screen, part tiling to walls, low level wc, pedestal wash hand basin, heated towel rail, lightwell to ceiling, vinyl flooring.

MASTER BEDROOM:

Double glazed windows to rear, built in wardrobes, carpet, radiator.

EN-SUITE:

Shower cubicle, low level wc, double glazed window to rear, pedestal wash hand basin, heated towel rail, vinyl flooring.

OUTSIDE REAR:

Area of lawn and shrubs to borders.

SITUATION:

Carlton Crescent is bordered by Carlton Road, Lansdowne Road and Calverley Park Gardens. To this end, the property is only a modest walk from Tunbridge Wells's centre, especially the Royal Victoria Place shopping mall and Calverley Road pedestrianised precinct where the majority of multiple retailers can be found. A further run of independent retailers, restaurants and bars are accessible along Camden Road, Mount Pleasant, the Old High Street, Chapel Place and the Pantiles. The Calverley grounds are nearby as is Dunorlan Park. The main line railway station is only a 10 minute walk through the park and the property is also accessible to nearby doctor's surgeries and the Nuffield Health Tunbridge Wells Hospital.

TENURE:

Freehold.

VIEWING:

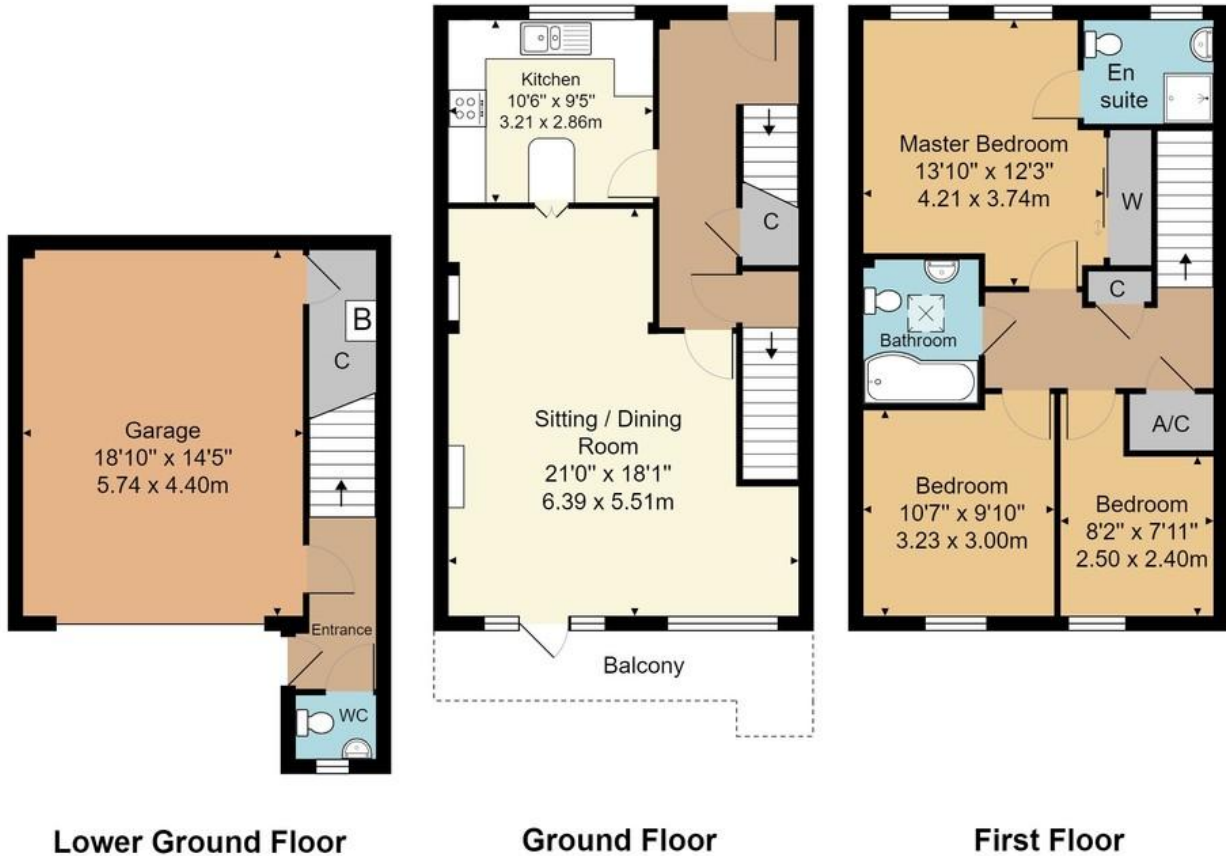
By appointment with Wood & Pilcher 01892 511211

AGENTS NOTE:

There is a communal service charge for the small estate for the upkeep of the communal garden areas and hedges. Details via the agent.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



Approx. Gross Internal Area 1480 ft² ... 137.5 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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