



WOOD & PILCHER



- Spacious Top Floor Maisonette
- 2 Double Bedrooms
- En Suite & Family Bathroom
- French Doors to Rear Balcony
- On Street Parking
- Energy Efficiency Rating: C

Culverden Down, Tunbridge Wells

£264,500

woodandpilcher.co.uk

1B Culverden Down, Tunbridge Wells, TN4 9SA

A beautifully presented 2 double bedroom maisonette, occupying the whole of the top floor, providing spacious open plan living and a desirable dual aspect. This home has its own private entrance, gas central heating via radiators, double glazing, kitchen with cooker and hob and an en suite to the main bedroom in addition to the family bathroom. This is a truly individual home set within the sought after St Johns quarter of Tunbridge Wells and should be viewed without delay.

Private entrance door to:

ENTRANCE HALL:

Built in storage cupboard, stairs to first floor living space, window to side.

SPACIOUS OPEN PLAN LIVING/DINING & KITCHEN AREA

Living Area: A dual aspect room with two radiators, power points, wall lighting, built in storage cupboard, access to a useful loft space.

Kitchen Area: White high gloss, wall and base units with work surfaces over forming a peninsular breakfast bar at one end. Stainless steel single drainer sink with mixer taps, space for a washing machine, built in gas hob and electric oven with filter hood over. Tiling adjacent to the work surfaces, power points, side window, single radiator, wall mounted gas fired boiler installed in 2019.

BEDROOM 1:

Radiator, power points, wall lighting, window to front.

EN SUITE SHOWER ROOM:

White low level wc, wall mounted wash hand basin, tiled splash back, glazed shower cubicle, plumbed in shower, extractor fan, side window.

BEDROOM 2:

Single radiator, power points, French doors at the rear open onto a Balcony, timber balustrade and floor.

BATHROOM:

White suite, panelled bath, mixer taps and wall mounted shower spray, pedestal wash hand basin, low level wc, tiled floor, extractor fan, side window.



OUTSIDE:

Private path to side entrance leading to car park, outside storage shed.

SITUATION:

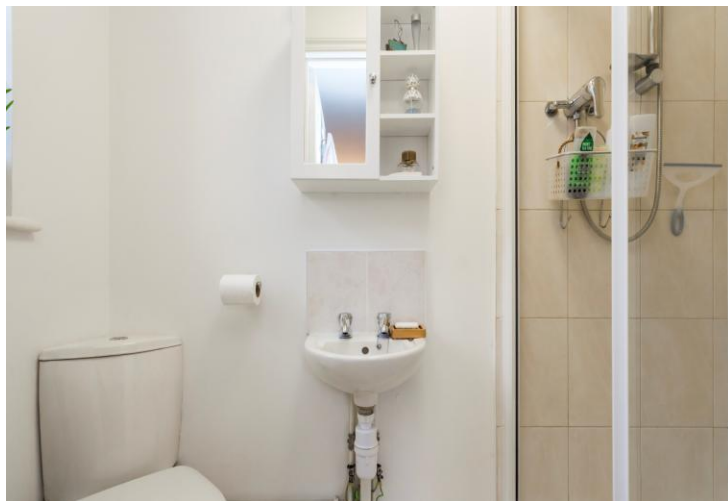
Set in a prime central location - 10 minutes walk to town, with its shopping centre and pedestrianized walk-ways, 15 minutes walk to the mainline train station with commuter services to London Bridge/Cannon Street. Close access to public transport including Centaur London coach. Every amenity on the doorstep including shops, takeaways, restaurants, cafes and much more. Access to parking permit (approx. £200 yearly) for the car park behind the property (John Street car park) on street parking available nearby too. Excellent choice of schools in the catchment area for all age groups.

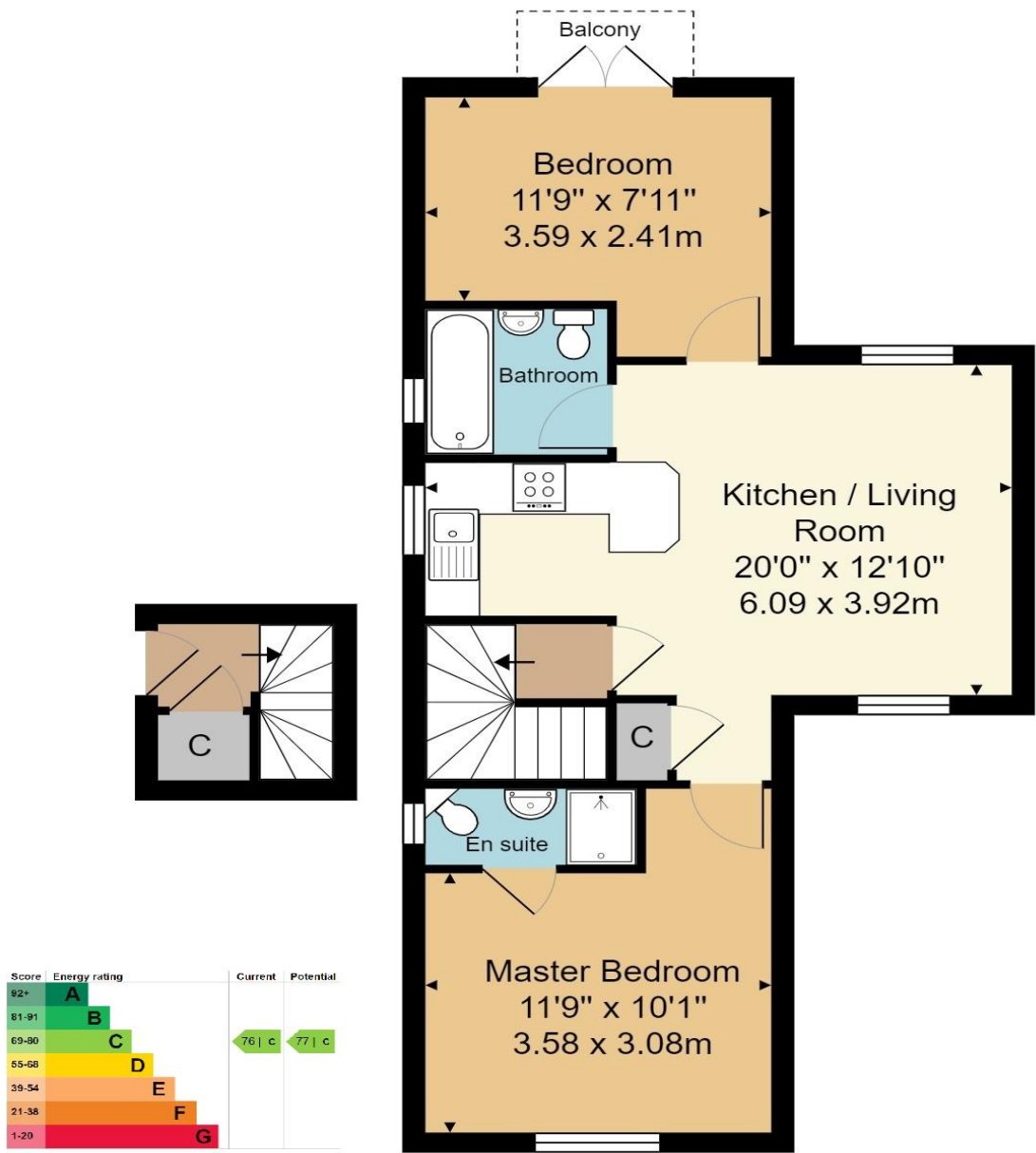
TENURE:

Leasehold with an opportunity to purchase the Freehold.

VIEWING:

By appointment with Wood & Pilcher 01892 511211





Approx. Gross Internal Area 617 ft² ... 57.3 m²

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