

55 East Cliff Road, Tunbridge Wells





# 55 East Cliff Road, Tunbridge Wells TN4 9AG

*Immaculate Spacious 5-Bedroom Family Home*

## **Accommodation Summary**

- Semi-detached house
- 5 bedrooms, 1 en-suite
- Elegant living/dining room
  - Study
- Stylish kitchen/breakfast room
  - Pretty garden
  - Off street parking
- Large garage/workshop
- Close to mainline station
- Catchment area for Grammar schools



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This substantial home sits on an enviable corner plot of a residential road hugely popular with families and professionals alike as it is in walking distance of excellent schools and superb transport links.

It has plenty of kerb appeal with its bay windows, handsome red brick exterior and generous block brick driveway which is safely enclosed on all sides by smart black metal railings.

As you step into the immaculate hallway it is immediately apparent that the owner's eye for detail has created a relaxing space. Its neutral tones and contemporary accents are complimented by the warmth of the wooden floor while a pretty internal window into the living room adds interest and light.

The study to the right is a homemaker's dream with not one but two streamlined desk units with plenty of additional contemporary wall cupboards to keep the space clutter free.

On the opposite side of the hall the living/dining room is bright and spacious and has been decorated to an impeccable standard with its neutral palette, wooden flooring and double aspect windows creating a tranquil space. It has plenty of room for family sofas to curl up in, in front of the wood burning stove in the colder months. The far end of the room enjoys views over the garden framed by French doors which can lie open on lazy summer days, offering a perfect dining experience.

At the end of the hallway, with a useful guest cloakroom behind, is the stylish and stream lined kitchen/breakfast room. It is well designed with plenty of wooden effect cabinetry topped off with contemporary work tops, delivering a fantastic space for both family and entertaining.

Climbing the carpeted stairs to the first floor there are five bedrooms, three of which are large doubles, all with graceful proportions that give a very tranquil feeling.

Across the landing is the modern family bathroom with a roll top bath and separate shower cubicle. A front aspect window reflects light off its white fittings and contemporary tiles for a soothing and romantic bathing experience.

The fifth bedroom, which is currently set up as a play room with two walls of useful fitted cupboards, leads into an en-suite shower room, its soothing tones making it a restful retreat.

Outside the large sunny rear garden has been cleverly designed to offer a high level of privacy with a paved terrace perfect for alfresco dining and a large lawned area for the kids to play happily on. The lawn is bordered on all sides by close boarded fencing fronted by mature shrubs, trees and flowers. It is fully enclosed offering a sanctuary for children whilst a summer house and large garage at the rear offer great storage space. The garage can be accessed by a side gate to the road beside and has the potential to house a car.

This fabulous home delivers a family friendly contemporary style of living in a sought after location making it perfect for families with professional needs. A must see!





Brick arched storm porch with tiled step, part opaque stained glass entrance door, which opens to:

Entrance Hall with front aspect opaque window, under stair cupboard, wooden effect laminate flooring, radiator, internal window into reception room and doors opening into:

**Study:** 12'5 x 7'11" front aspect double glazed window, fitted desk units with drawers under and cupboards to the side and wall mounted, wooden effect laminate flooring and radiator.

**Living room:** 14'7 x 11'11" front aspect double glazed bay window, fireplace with multi fuel wood burner stove and slate hearth, wooden flooring and opening into:

**Dining Room:** 12'4 x 10'10" rear aspect double glazed windows, double glazed French doors onto terrace, wooden flooring and radiator.

**Kitchen:** 15'6 x 14'4" rear and side aspect double glazed windows, 1 ½ bowl stainless steel sink with drainer and mixer tap, eye and base level wooden effect units, work surfaces, integrated fridge/freezer, space and plumbing for dishwasher and washing machine, space for tumble dryer, space for large range oven, Rangemaster extractor fan, part double glazed door to the rear garden, tiled flooring, radiator and door to:

Cloakroom with low-level WC, wall hung wash hand basin with tap over and tiled flooring.

Stairs up to first floor split level landing with over stairs cupboard with shelving and doors to:

**Family bathroom:** front aspect opaque window, roll top bath with hand held shower attachment, corner tiled shower cubicle with wall mounted shower, pedestal wash basin with mixer tap over, heated towel rail, low level WC, ceiling loft hatch access, tiled flooring and part tiled walls.

**Bedroom 1:** 14'8 x 9'6" front aspect double glazed bay window, fitted window seat with cupboard under, alcove wardrobes with hanging rails and shelving, wooden flooring and radiator.

**Bedroom 2:** 12'3 x 10'10" rear aspect double glazed window and radiator.

**Bedroom 3:** 11'10 x 7'11" rear aspect double glazed window, fitted wardrobe with hanging rail and shelving and radiator.

**Bedroom 4:** 11'10 x 7'7" rear aspect double glazed window, white washed wooden flooring and radiator.

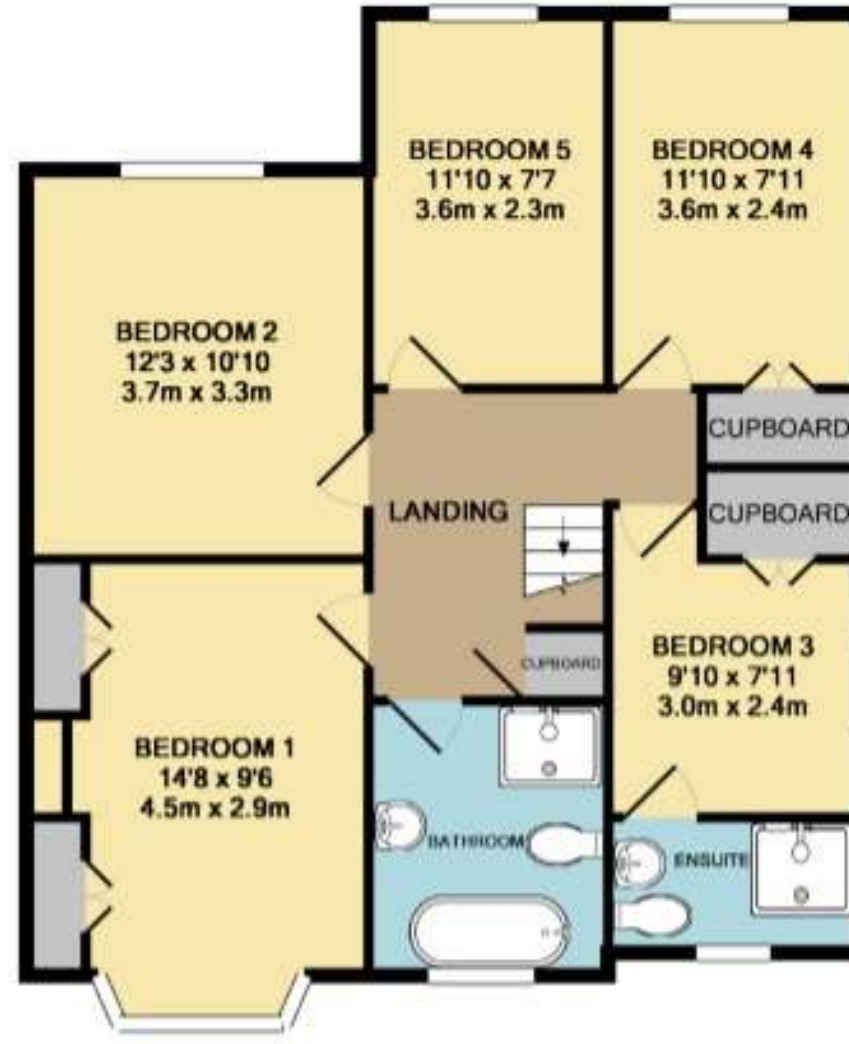
**Bedroom 5:** 9'10 x 7'11" side aspect double glazed window, airing cupboard housing the water cylinder with hanging rail, high wall shelf, wall cupboards, some open, radiator and door to:

**En-suite:** front aspect double glazed opaque window, concealed cistern WC, vanity unit with cupboard under and wash basin over with mixer tap, part tiled walls, tiled flooring, shower cubicle with wall mounted shower and radiator.

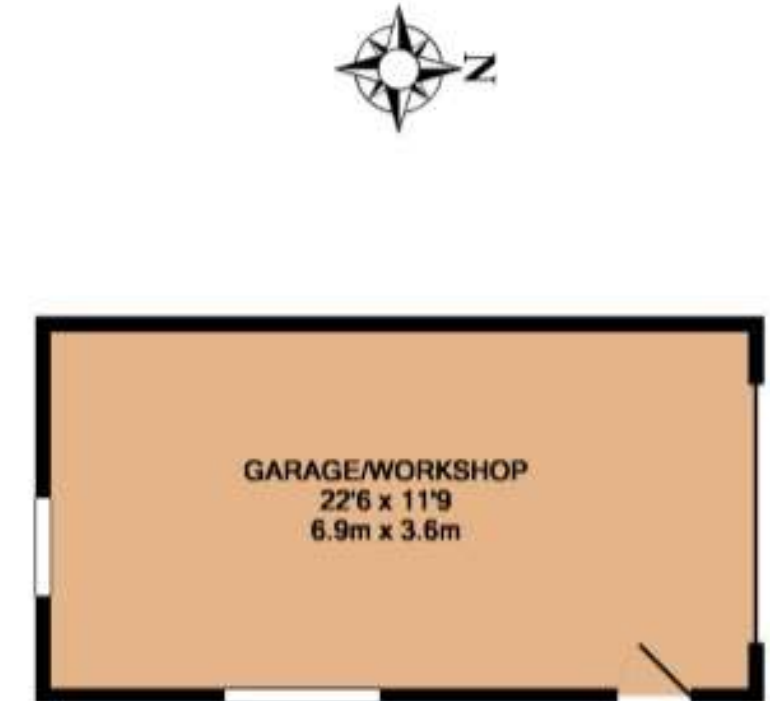




GROUND FLOOR  
APPROX. FLOOR  
AREA 747 SQ.FT.  
(69.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 747 SQ.FT.  
(69.4 SQ.M.)



ENTRANCE FLOOR  
APPROX. FLOOR  
AREA 263 SQ.FT.  
(24.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1757 SQ.FT. (163.2 SQ.M.)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		67	75

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 Plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		60	68





**Outside:** to the front of the property is a block brick paved off road driveway for two cars with perimeter black iron railings, a front flower bed with mature shrubs to the right and a tree to the left. To the rear is a garden laid mainly to lawn with a paved terrace area, a summer house and a large garage with light and electricity at the rear. Perimeter fencing on both sides enclose the garden and mature trees, plants and flowers wind down the sides with roses climbing up a wooden pergola. There is road access to the side through wooden gates.

There is also fantastic development opportunity for a loft conversion or rear extension and redevelopment of the large garage/workshop, subject to the usual planning consents, of course.

**General:**

Tenure: Freehold  
Local authority: Tunbridge Wells Borough Council  
Council tax: Band D (£1,630) / EPC: D (67)

**AREA INFORMATION:** Tunbridge Wells, steeped in royal history and architectural heritage, also provides a wealth of modern day shopping, entertaining and recreational facilities. As it is a mere 30 miles south of London and sits amidst glorious Kent countryside it is a highly sought after area for property owners. The historic Pantiles offers a vibrant al fresco café culture with independent boutiques stretching up to the old High Street. Your every shopping need is satisfied, however, as the more modern day Royal Victoria Place Shopping Centre offers comprehensive shopping facilities from department stores and national chains. Excellent local primary schools such as St John's Primary School, Holmewood House and Claremont School sit alongside the highly regarded and sought after girls' and boys' grammar schools. With a number of additional exceptional state secondary schools in its borough and the renowned Tonbridge and Sevenoaks Schools on its doorstep, parents are definitely spoilt for choice. Recreational amenities such as Dunorlan and Grosvenor Parks, Calverly Grounds, the Assembly Hall Theatre, Nevill Golf Club and St Johns Sports Centre offer an abundance of leisure facilities. With its two stations, Tunbridge Wells and High Brooms, Tunbridge Wells is a commuters dream as even in off-peak there are up to four trains an hour to London Charing Cross in 50-minute journey times or less. Finally, the M25 with its links to Gatwick and Heathrow Airports is accessible via the A21 which lies just north of Tunbridge Wells.





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