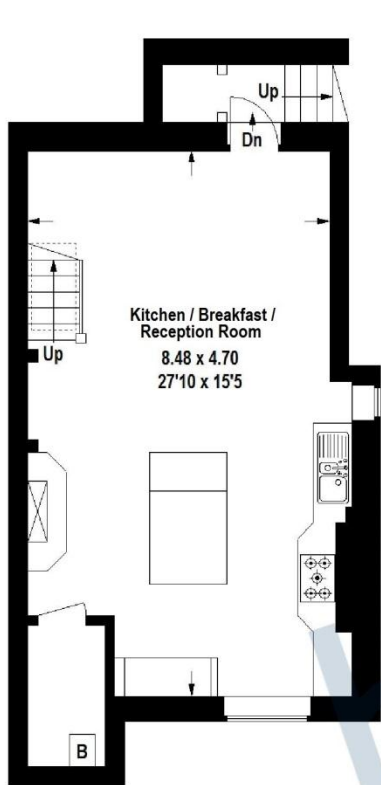


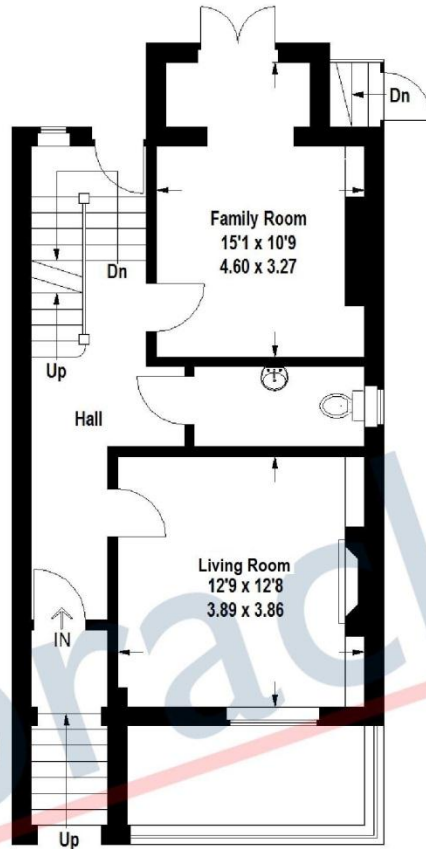


71 Frant Road, Tunbridge Wells, Kent TN2 5LH
Guide Price £925,000 Freehold

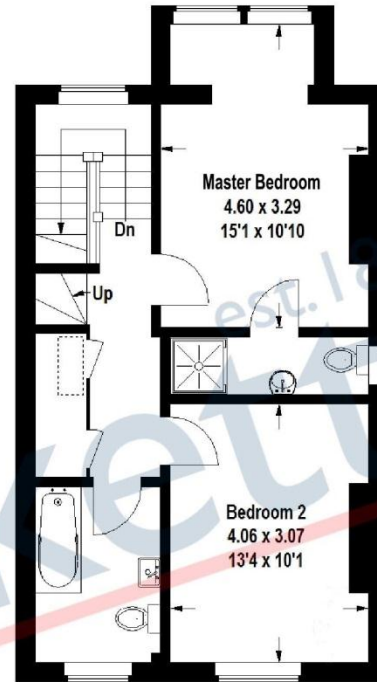
When experience counts... **bracketts** est. 1828



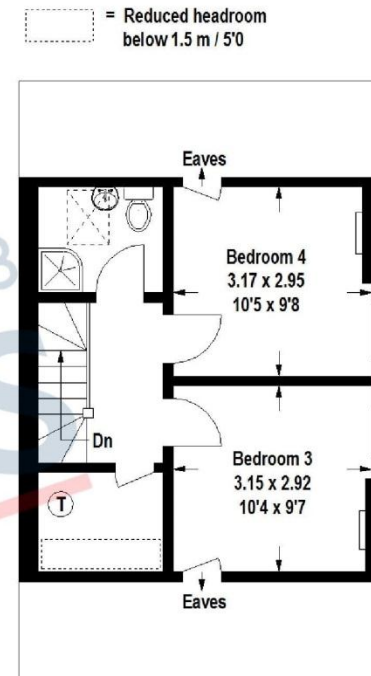
Lower Ground Floor
Approx Internal Area
502 sq ft (46.6 sq m)



Ground Floor
Approx Internal Floor Area
504 sq ft (48.8 sq m)



First Floor
Approx Internal Floor Area
520 sq ft (48.3 sq m)



Second Floor
Approx Internal Floor Area
336 sq ft (31.2 sq m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

Guide Price £925,000 Freehold

71 Frant Road, Tunbridge Wells, Kent TN2 5LH

VIEWING

By appointment with Bracketts.

LOCATION

This house is located on the much favoured southern side of Tunbridge Wells, approximately half a mile from the famous Pantiles and High Street where there are specialist shops, boutiques, cafes and bistros. The mainline station is reached in under one mile and offers fast commuter services to London in under one hour. Tunbridge Wells offers extensive shopping facilities at the Royal Victoria Place shopping mall and the Calverley Road precinct. There are excellent schools in the area, both state and independent, for children of all ages. Tunbridge Wells also boasts two theatres at the Trinity Arts and Assembly Hall, the St John's Sports and Indoor Tennis Centre and out of town a large multiscreen cinema complex and further shopping and recreational facilities.

TO BE SOLD

71 Frant Road is a late Victorian semi-detached house, dating from approximately 1880, with an elegant facade. The house and its gardens have been well maintained and fitted throughout with the four bedroom accommodation arranged over four floors. There is gas central heating, secondary glazing and shutters to most windows and attractive, generous landscaped gardens. There are 12 Photovoltaic solar panels fitted to the rear roof which contribute to the majority of the annual electricity bill.

ACCOMMODATION

Ground Floor:

Front Door, with storm porch, into:

Hallway

Exposed floorboards. Covered radiator. Thermostat control. Picture rail. Door to rear garden.

Living Room

Sash windows to the front. Working fireplace. Radiator. Book shelving. Period features. Exposed floorboards.

Cloakroom

Low level WC and pedestal wash hand basin. Frosted sash window to the side. Radiator. Black and white tiled floor.

Family Room

Doors leading out to the rear garden. Period features. Covered radiator.

Lower Ground Floor:

Kitchen / Breakfast / Reception Area

This delightful room occupies the whole of the lower ground floor with windows to the front and a door to the garden. The kitchen area is fitted with a range of bespoke cupboards, drawers and wall units and a dresser-style unit with matching large island unit - all with granite work surfaces. Sink unit. Falcon Range cooker with stainless steel extractor over and tiled splashback. Fitted microwave and integrated dishwasher. Laundry cupboard with provision for washing machine and tumble dryer, which also houses the gas fired boiler for the central heating and hot water.

First Floor:

Landing

Sash window. Small eaves cupboard and larger understairs storage cupboard.

Master Bedroom

Double sash windows to the rear. Radiator. Picture rail.

En Suite Shower Room

Low level WC, wash hand basin and shower cubicle. Heated towel rail. Shaver point. Tiled floor. Frosted sash window to the side.

Bedroom 2

Sash window to the front. Radiator. Picture rail.

Bathroom

Fitted with pedestal wash hand basin, low level WC and a panelled bath with shower over. Heated towel rail. Sash window to the front.

Top Floor Landing

Loft hatch. Large undereaves storage cupboard.

Bedroom 3

Sash window to the side. Sealed fireplace. Radiator. Eaves cupboard.

Bedroom 4

Sash window to the side. Radiator. Eaves cupboard. Sealed fireplace.

Shower Room

Corner shower cubicle, pedestal wash hand basin and low level WC. Tiled floor. Velux window to the rear. Heated towel rail. Shaver point.

OUTSIDE

To the front of the property there is an extensive gravelled drive which provides off road parking for several cars and extends through to the side of the property. There is screening to the road with a mature hedge.

The **Rear Garden** has a paved terrace which leads to an area of lawn with raised beds and a brick path through to a further extensive area of lawn. There are several garden sheds. Mature planting with trees and shrubs. There is a small electricity sub-station located in the rear garden which is screened by closeboarded fencing.

DIRECTIONS

From our office in the High Street proceed in a southerly direction turning left at the end of the High Street joining London Road. Take the first exit into Nevill Street and proceed up Frant Road where this property will be found on the left hand side just before the left hand turn into Birling Road.

Important Notice: Bracketts, their clients and any joint agents give notice that they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. All areas, measurements or distances are approximate and no responsibility is taken for any error, omission or mis-statement. It should not be assumed that the property has necessary planning, building regulation or other consents and Bracketts have not tested any services, appliances, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prices, rents or any other charges are exclusive of VAT unless stated to the contrary.



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