

PLANNING PERMISSION GRANTED
for change of use to residential

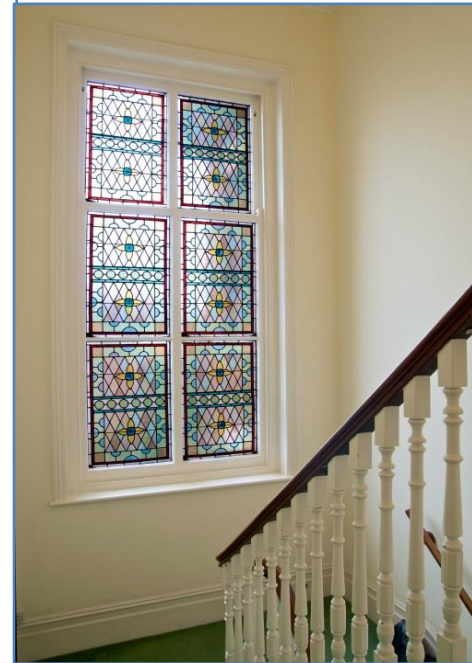
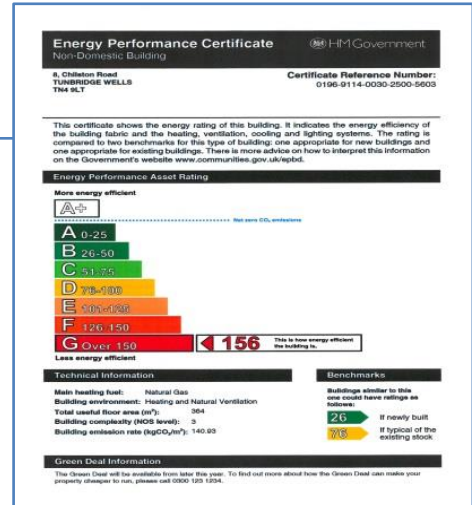
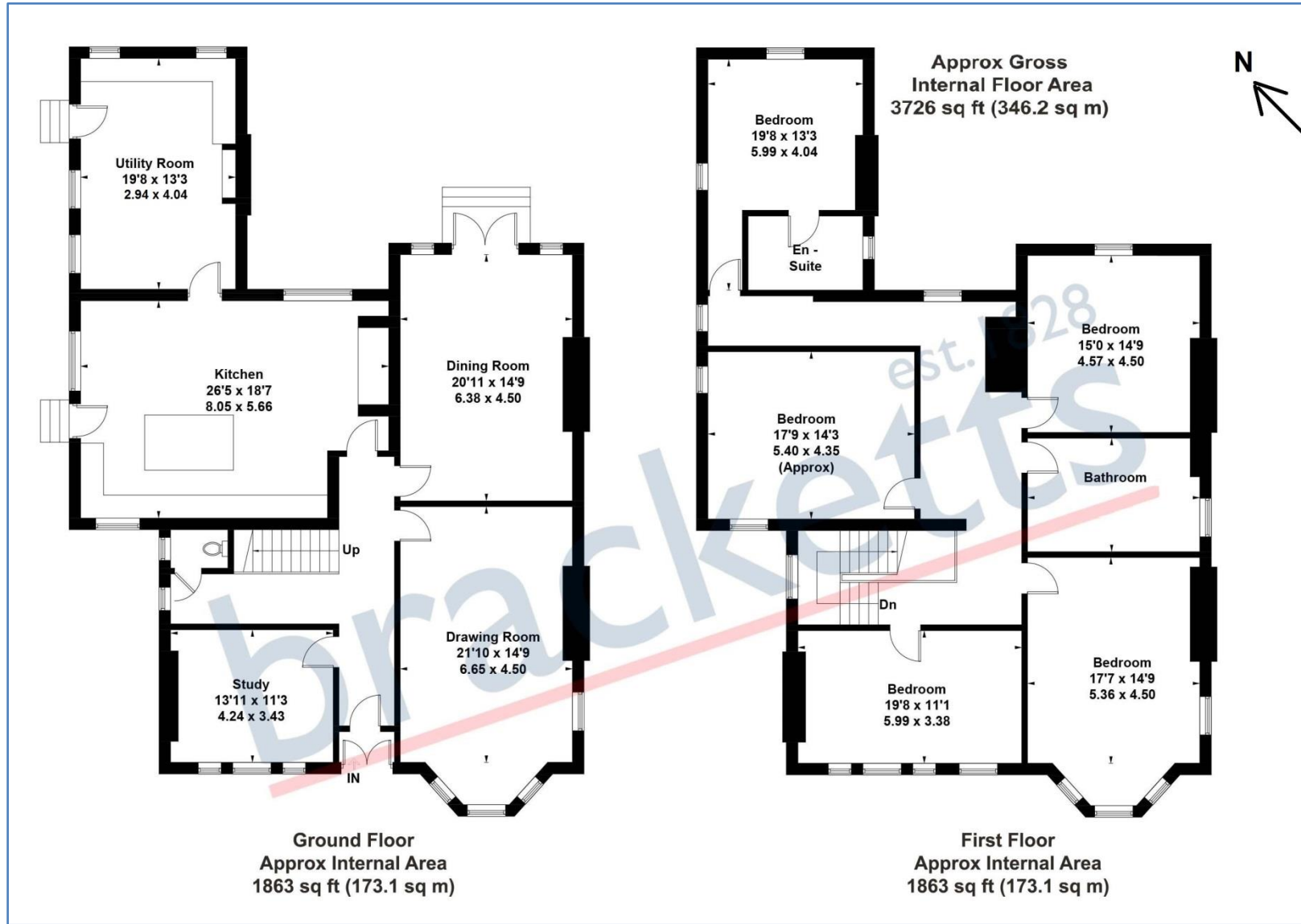


8 Chilston Road, Tunbridge Wells, Kent TN4 9LT
Guide Price £1,000,000 Freehold

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

AGENT'S NOTE:

The plans reflect a proposed layout and not the current configuration which are primarily medical consulting rooms.
Proposed layout. All room sizes are approximate. Scaled Architect's plans are available for consultation in the office.



Guide Price £1,000,000 Freehold

8 Chilton Road, Tunbridge Wells, Kent TN4 9LT

VIEWING

By appointment with Bracketts.

LOCATION

The property occupies a corner position in the vibrant St John's area of the Spa town of Tunbridge Wells with a variety of shops, cafés and restaurants in the immediate neighbourhood. In addition, it lies in the catchment for the highly regarded grammar schools prevalent in this part of town. The town centre, with the Royal Victoria Place shopping mall, is approximately ½ a mile distant. There are two train stations within walking distance offering direct trains to London Bridge and Charing Cross (45 – 55 minutes). Gatwick is 24 miles and the south coast 35 miles at Brighton and 32 miles at Eastbourne.

Tunbridge Wells has two theatres, a good variety of individual quality shops, many of the major retail chains and a lively café and restaurant culture. It has numerous parks and the green recreational areas afforded by 'The Common' with its footpaths and sandstone outcrops, as well as the famous 'Pantiles' – a picturesque Georgian colonnade to the south of the town.

TO BE SOLD

A fine example of a late Victorian villa constructed in mellow brickwork with red brick detailing around the windows and doors under a pitched slate roof. The building has been home to a number of successful medical and health clinics over the past 25 years. Our clients have Planning Permission (Planning Ref: 17/01644/FUL) to convert to a single residential dwelling house offering a striking and substantial family home. The property retains numerous character features with high ceilings period cornice and plaster features, some leaded light décor, deep skirtings, oak flooring and a decorative period checkered floor tiling in the hallway providing an imposing entrance. The external windows and doors are being refurbished and repainted during Autumn 2017. The property has gas central heating and some secondary glazing. There is also a generous attic space. The property is being sold with no onward chain.

The proposed approved residential layout requiring relatively minor adaptation to the current layout would provide the

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following well proportioned and luminous rooms for a unique family residence:

Ground Floor:

Entrance Lobby

Striking Hallway and Staircase



Cloakroom with WC

Bay-Fronted Drawing Room 21'10 x 14'9 (6.65m x 4.50m) Twin aspects with large bay to the front.

Dining Room 20'11 x 14'9 (6.38m x 4.50m)
Double doors and two windows to the rear garden.

Study 13'11' x 11'3 (4.24m x 3.43m)
Triple windows to the front.

Kitchen/Family Room 26'5 x 18'7 (8.05m x 5.66m)
Twin aspects with windows to the side and rear.

Utility Room 9'8 x 13'3 (5.99m x 4.04m)
Twin aspects with windows to the side and rear.

First Floor:

Impressive turning **Staircase** with leaded light feature on half landing to the rear.

Generous Full Landing

Bedroom I 17'7 x 14'9 (5.36m x 4.50m)
Twin aspects with large bay to the front and window to the side.

Bedroom 2 15'0 x 14'9 (4.57m x 4.50m)
Window to the rear.

Bedroom 3 19'8 x 11'1 (5.99m x 3.38m)
Four x windows to the front – one of which is a decorative leaded light.

Bedroom 4 19'8 x 13'3 (5.99m x 4.04m)
Twin aspects with windows to the side and rear.

En Suite
Window to the side.

Bedroom 5 17'9 x 14'3 (5.40m x 4.35m)
Twin aspects with windows to the side and rear.

Family Bathroom
Window to the side.

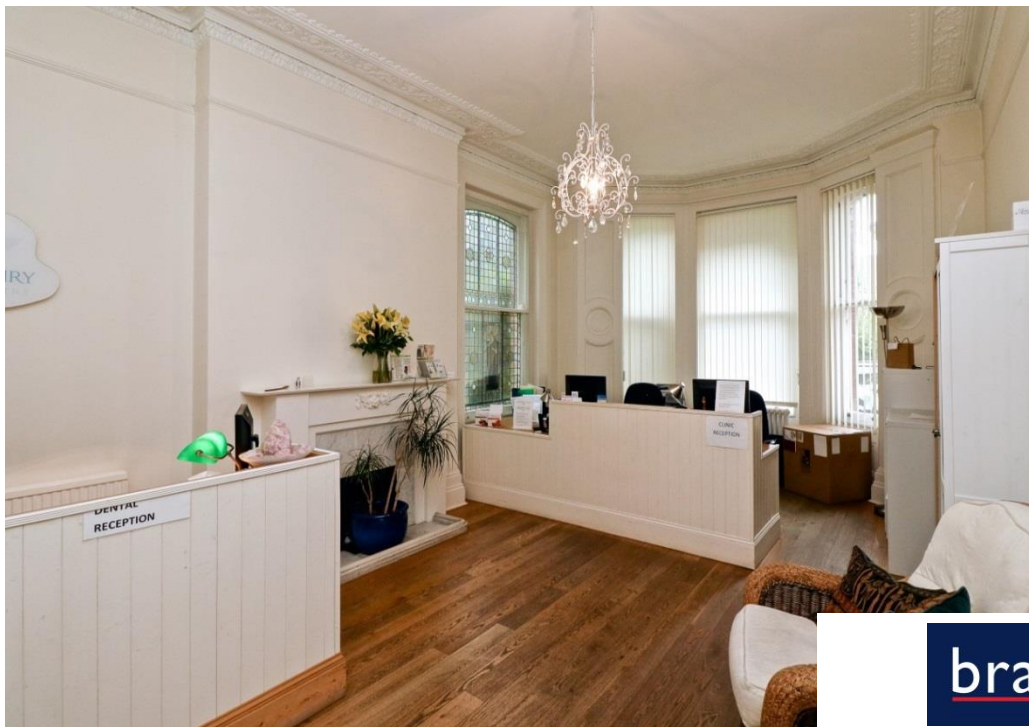
OUTSIDE

Generous parking and turning areas to the front on a gravel drive with areas of garden containing beds with established shrubs and bulbs. Secluded courtyard garden with a variety of mature plants and shrubs to the rear.

ROUTE TO VIEW

From our office in the High Street, proceed into London Road heading northbound. Continue over the traffic lights and proceed uphill and at the roundabout proceed straight ahead onto St John's Road. Pass St John's Church on the right hand side and turn right into Queens Road. Take the second turning right into Chilston Road where the property will be found immediately on the left, occupying the corner position.





est. 1828
bracketts

27/29 High Street, Tunbridge Wells
Kent TN1 1UU
Tel: (01892) 533733 Fax: (01892) 512201
E-mail: info@bracketts.co.uk
www.bracketts.co.uk

