



Ibbett Mosely

Hastings Road, Tunbridge Wells TN2 4JS  
£525,000





## Hastings Road, Tunbridge Wells, TN2 4JS

### Delightful 3 bedroom mid terrace property set over 4 floors with parking

- Mid Terraced Victorian Town House
- 3 Bedrooms
- Kitchen/Breakfast Room
- Sitting Room with Feature Fireplace
- Period Features
- Driveway with Parking for 2 Vehicles
- Close to Pembury Village
- On 4 levels
- Pretty Cottage Garden
- Viewing strongly recommended

This delightful four storey, 1890's built Victorian Villa is centrally positioned within a small row of three similar properties close to the centre of the popular village of Pembury. This home has a blend of period features with feature open fireplaces, high ceilings with decorative cornices and panelled internal doors, alongside modern touches including triple glazed windows, gas central heating via radiators and a spiral staircase leading to a converted bedroom with en-suite shower. Other features include a pretty rear garden with several patio areas from which to enjoy the sun and the front, bricked paved driveway provides off road parking for two vehicles. With the nearby village green, local pubs and village shops being within a short walk together with easy access to the A21 road network, early viewing is strongly recommended of this period home.

#### SUMMARY

Entrance Porch - Entrance Hall - Downstairs Cloakroom - Sitting Room With Feature Fireplace & Bay Window - Large Bathroom With An Elliptical Bath On Ball & Claw Feet, Twin Basins - Lower Ground Floor Spacious Dining Room With Open Fireplace, Stripped Wood Floors & Walk-In Storage - Kitchen/Breakfast Room With Range Style Cooker - First Floor Landing With Access To Two Double Bedrooms - Spiral Staircase To Converted Bedroom With En-Suite Shower - Pretty Rear Garden With Useful Storage Shed - Off Road Parking For Two Vehicles - Gas Central Heating Via Radiators - Triple Glazed Windows

#### DESCRIPTION

The accommodation comprises. Entrance door with glazed panel to small entrance porch and further door to:

ENTRANCE HALL: Welcome archway, vertical radiator, power points, window to rear.

CLOAKROOM: White low level WC, window to rear.

SITTING ROOM: Stripped door and the room has High ceilings with decorative cornice and ceiling rose, stripped wooden floorboards, single radiator, Cast iron open feature fireplace. Bay window to front.

BATHROOM: A generous room fitted with a white suite including a large elliptical bath on ball and claw feet, twin wash hand basins with monobloc taps set on a marble surface with storage beneath, IWC. Exposed wooden floorboards, built-in cupboards containing the hot water cylinder, radiator/towel rail, ceiling cornice. Window to rear.

Stairs from the entrance level lead down to:

LOWER GROUND FLOOR: Door to:

DINING ROOM: Exposed wooden floorboards, open fireplace with raised hearth, fitted shelving to alcoves, double radiator, Large walk-in cupboard with power and light, gas meter box. Bay window to front.

KITCHEN/BREAKFAST ROOM: Fitted with a range of wall and base units with stone worktops. One and a half bowl single drainer sink unit with mixer tap. Space for washing machine, dishwasher and fridge/freezer. Range style cooker with filter hood above subject to separate negotiation. Understairs storage cupboard and cupboard containing the gas fired boiler. Tiling adjacent to worktops, tile effect flooring, single radiator, power points. Windows to rear and glazed door to garden.

Stairs from entrance hall to:

HALF & MAIN LANDING: Window to rear, ceiling cornice.

BEDROOM 1: Exposed wooden floorboards, built-in wardrobe, picture rail, power points. Cast iron fireplace. Bay window to front.

BEDROOM 3: Exposed wooden floorboards, built-in wardrobe. Cast iron Feature fireplace. Window to rear.

Attractive Spiral staircase from top floor landing to:

BEDROOM 2: Velux windows to front and rear, eaves storage cupboards, single radiator, part exposed brickwork to wall

EN-SUITE SHOWER ROOM: White suite comprising of a corner shower cubicle with electric shower, WC, pedestal wash hand basin with tiled splashback. Exposed wooden floorboards, single radiator, Xpelair fan. Velux style window.

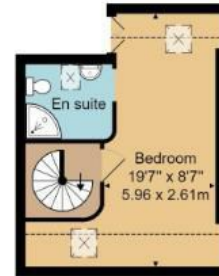
#### OUTSIDE

OUTSIDE REAR: Pretty garden with paved patio area with low wall leads to the garden which has a rear right of way to give access to the front. The remaining garden includes a second paved patio and shingle seating area to the rear with the remaining garden being laid to lawn and stocked with a large variety of shrubs and plants. Fencing to sides to provide privacy. Large timber shed at the rear provides useful storage.

OUTSIDE FRONT: Double width brick paved driveway provides off road parking with path to entrance.







Second Floor



Lower Ground Floor

Ground Floor

First Floor

Approx. Gross Internal Area 1585 sq. ft / 147.3 sq. m

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.

Ibbett Mosely

TONBRIDGE 01732 351323

TONBRIDGE@IBBETTMOSELY.CO.UK

Offices at - BOROUGH GREEN - OTFORD - SEVENOAKS - SOUTHWARK  
TONBRIDGE - WESTMINSTER - WESTERHAM - WEST MALLING

[www.ibbettmosely.co.uk](http://www.ibbettmosely.co.uk)

IMPORTANT - Ibbett Mosely, for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) these particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Ibbett Mosely, has any authority to make or give any representation or warranty whatever in relation to this property ver 3.0.

...a name you can trust  
offices in Kent and London