



Lanthorne Mews

Tunbridge Wells, TN1 2DS

SUMNER PRIDHAM

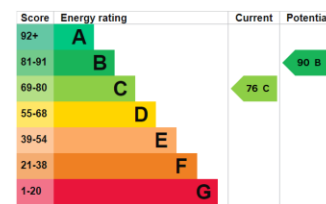
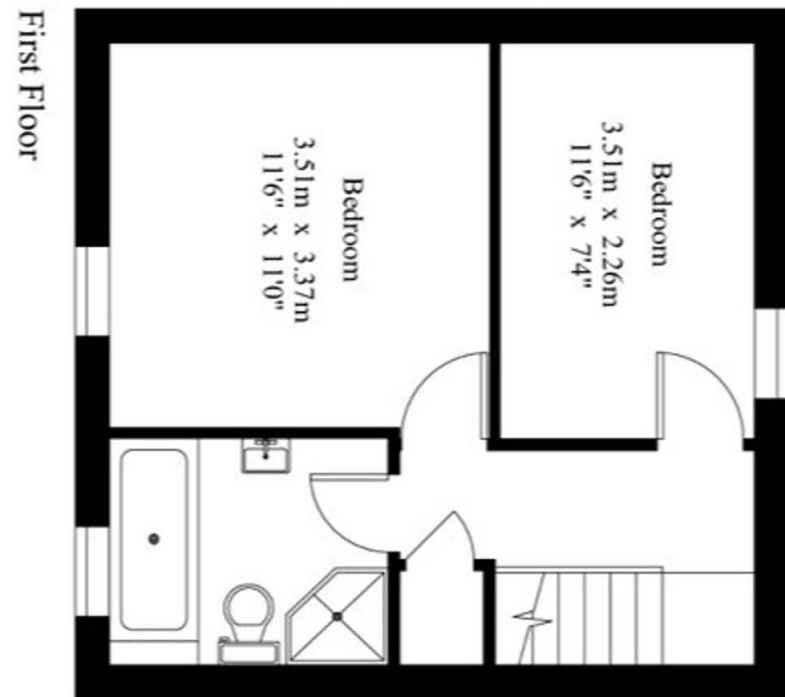
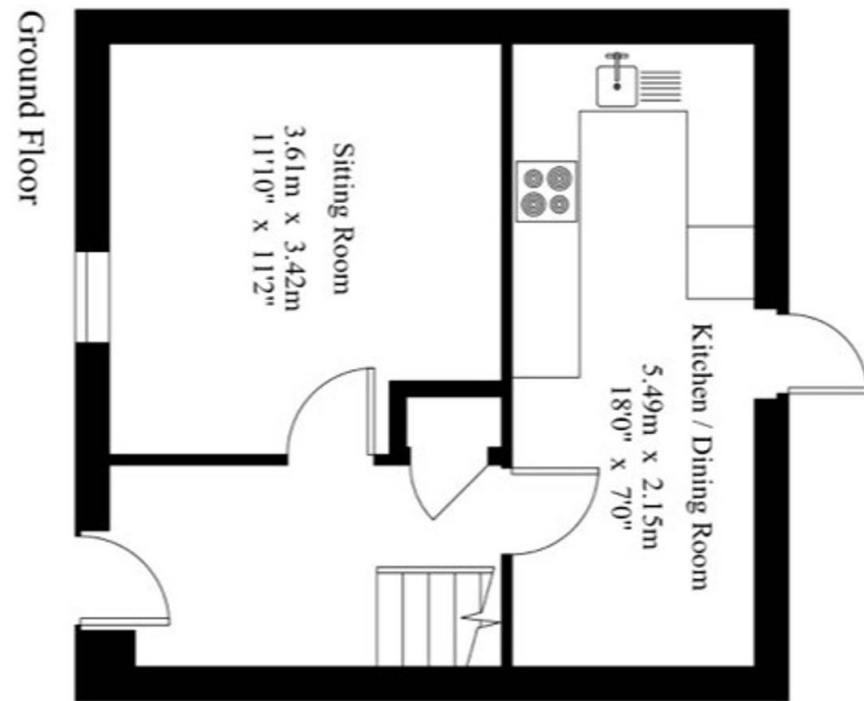
A centrally placed 2-bedroom gated mews property with 2 parking spaces, completely modernised to a high standard commensurate to its location, solid wood herringbone flooring, decorated and presented to exacting standards and 0.3 miles from the central station

Hall with Cloaks Cupboard, Sitting Room, New Quality Fitted Kitchen Dining Room, 2 Bedrooms, Marble tiled Bath/Shower Room, Woollen Carpets, new Gas Fired Central Heating, sheltered and enclosed Garden, Communal Garden, 2 Parking Spaces, Gated Entrance.

Guide price £575,000 Freehold *No forward Chain*



Lanthorne Mews
Gross Internal Area : 65.0 sq.m (700 sq.ft.)



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. If there are any points of particular importance to you, please contact the office. Any areas, measurements or distances are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon. It should not be assumed that the property has all necessary planning, building regulations or other consents. Sumner Pridham have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Property Description

- ◆ Attractive and beautifully presented Mews property in a convenient central location.
- ◆ Secure gated entrance plus 2 allocated parking spaces in front of the property.
- ◆ Comprehensively refurbished accommodation presented to a high standard.
- ◆ Attractive panelled hall features new solid limed wood herringbone flooring which continues throughout the entire ground floor.
- ◆ The panelled wall continues up the staircase to the landing with dado rail, lighting, attractive column radiator, and useful cloaks and storage cupboard.
- ◆ Sitting room to the front with low silled sash multipaned double glazed window with wall hung column radiator beneath, ceiling lights and ample power points.
- ◆ Fully integrated quality fitted kitchen with marble worksurfaces arranged over 3 walls with inset sink, mixer tap above, integrated with freezer beneath and integrated washing machine, slimline dishwasher, induction hob with concealed illuminated extractor above plus double oven beneath.



- ◆ Comprehensive range of cupboards with matching wall mounted cabinets above with under lighting, ample space for dining table and chairs with adjacent wall hung column radiator, striking double glazed arched door with view and access to the garden.
- ◆ New energy efficient boiler.
- ◆ Woollen carpeted staircase with panelling leads to an attractive first floor landing with deep storage cupboard.
- ◆ Double bedroom 1 to the front with double glazed multipaned sash window overlooking the Mews with column radiator beneath, ceiling lights and ample power points.
- ◆ Bedroom 2 faces the rear of the property with ceiling lights, multipaned double glazed window, column radiator beneath.
- ◆ Marble tiled bath/shower room with separate shower cubicle with handheld and drench shower heads, double end panelled bath with separate handheld shower, wall hung wash basin with vanity drawers beneath, chrome towel radiator, low level WC, LED lighting and window to the front.

Outside

- ◆ Access from the kitchen/dining room out to a paved patio with steps up to a decked sun-terrace at the top with attractive horizontal slated fenced boundaries, with outside tap.
- ◆ To the front there is 2 adjacent allocated parking spaces.
- ◆ The property enjoys access to communal gardens laid to lawn with rose beds and seating areas and enjoys a southerly aspect.

Practicalities

- ◆ £200 per month maintenance which includes a sinking fund and looks after communal gardens, external decorating, and entrance gates.

Viewing

Strictly by appointment only through sole agents Sumner Pridham info@sumnerpridham.co.uk 01892 516615

