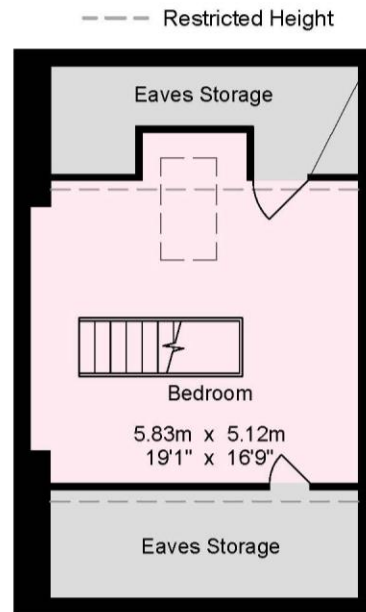
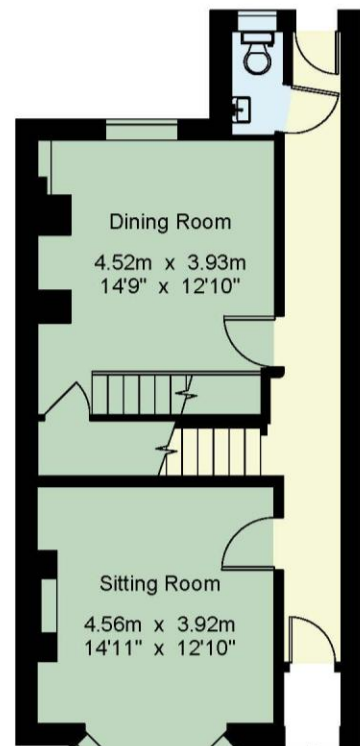


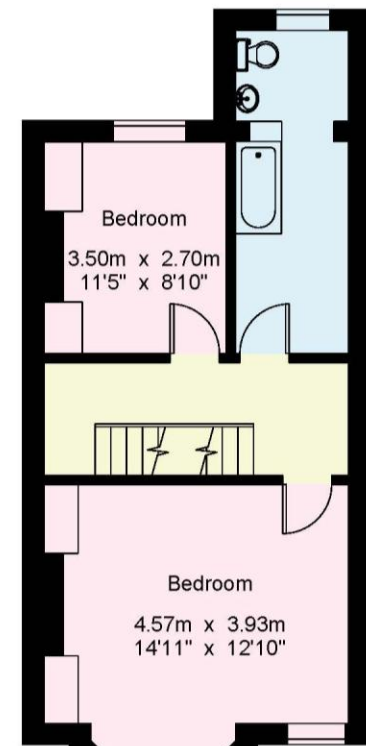
Lower Ground Floor



Second Floor



Ground Floor



First Floor



61 Mount Sion

Tunbridge Wells, TN1 1TN



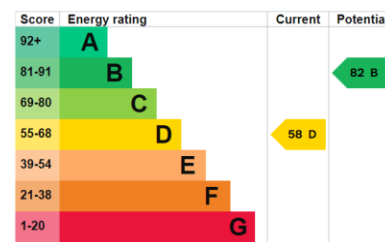
A handsome and substantial Victorian Town House located in the prime village area of Tunbridge Wells within walking distance of the High Street and Grove Park, benefiting from spacious accommodation arranged over 4 floors retaining many period features including well proportioned rooms with tall ceilings. Requiring general updating.

Recessed Porch, Hall, Cloakroom, 2 Reception Rooms, Kitchen/Dining Room, 3 Bedrooms, Bathroom, Gas fired Central Heating, Front and Rear Garden.

Offers in excess of £700,000 Freehold No Forward Chain

61 Mount Sion

House - Gross Internal Area : 175.0 sq.m (1883 sq.ft.)

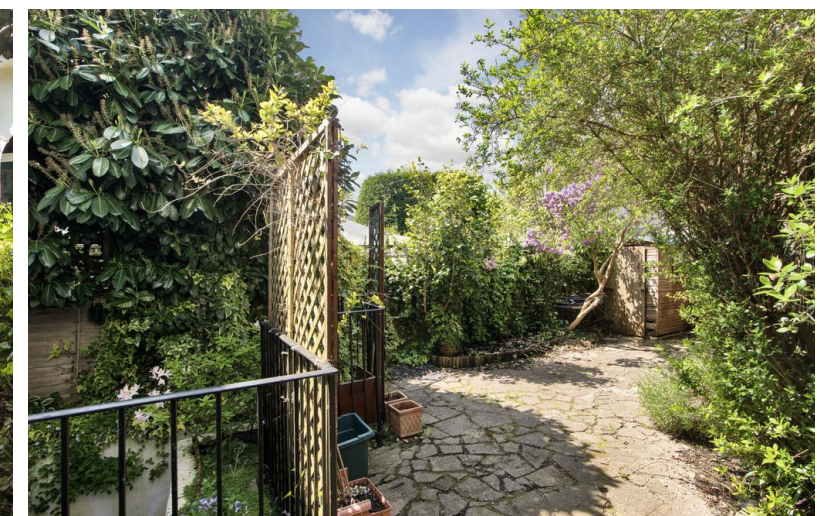
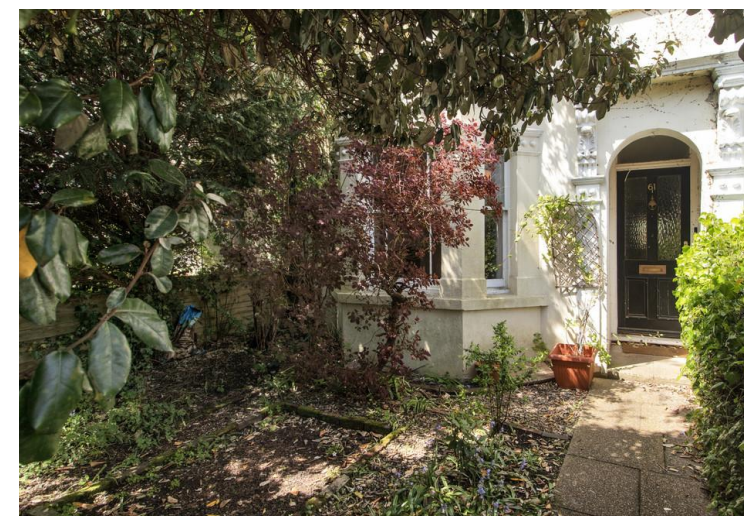


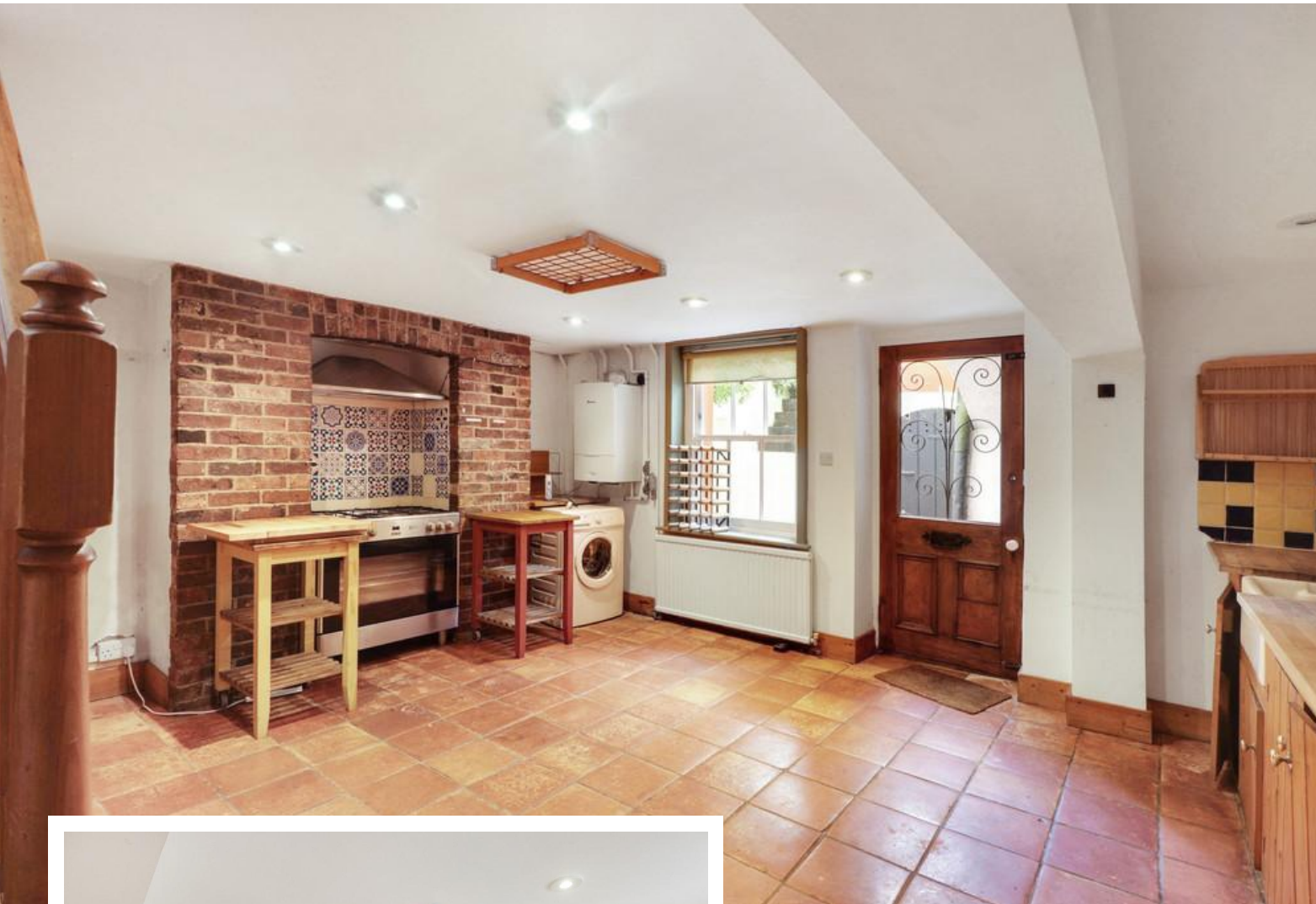
© 2024 Trueplan (UK) Limited (01892) 614 881

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.

29 Vale Road
Tunbridge Wells
Kent
TN1 1BS

www.sumnerpridham.co.uk
info@sumnerpridham.co.uk
01892 516615





Property Description

- ◆ A substantial Victorian villa requiring modernisation and offering huge potential to create a superb family house in one of Tunbridge Wells more desirable locations.
- ◆ Recessed porch and part glazed front door lead into a long hall, original moulded cornicing, rear door to the garden featuring stained glass panels.
- ◆ Cloakroom with low level WC, washbasin, and window.
- ◆ Well-proportioned sitting room with bay window to the front with original single glazed sash windows, deep pine skirting boards and pine panelled door that also feature throughout the house, moulded cornicing with centre rose and moulded cornicing.
- ◆ Reception room with original pine panelled door, large sash window with views over the rear garden and built in panelled under stairs storage cupboard.
- ◆ Staircase from the rear reception room leads down to the kitchen/dining room with a tiled floor, sash window and door leading to a lower courtyard area with brick steps up to the garden.
- ◆ Kitchen is fitted with wooden worksurfaces, cupboards beneath, butler sink, range cooker with gas hob and electric oven, plumbing for washing machine and dishwasher, free standing Welsh style dresser, Worcester Gas Fired Boiler providing central heating and domestic hot water.



- ◆ Staircase leads to the first floor landing and continues to the second floor.
- ◆ Spacious bedroom features part panelled walls and fitted wardrobe cupboards, bay window to the front.
- ◆ Bedroom 2 with fitted wardrobe cupboards and sash window overlooking the rear garden.
- ◆ Good sized bathroom comprising panelled bath with separate electric shower above, pedestal washbasin, low level WC, sash window to the rear.
- ◆ Staircase leads to a second floor bedroom 3 with feature exposed brick wall either side. Large Velux window to the rear and useful eaves storage cupboards.

Outside

- ◆ The front of the property is set back from Mount Sion with a low wall and area of garden currently with mature shrubs.
- ◆ The rear garden enjoys the afternoon sun and can be accessed from both the kitchen and the ground floor hall.
- ◆ The garden is mostly paved and benefits from a mature lilac and other established shrubs providing privacy, there is a gate at the bottom of the garden that gives access to a tway that leads down to Mount Sion and where the wheelie bins are kept for respective properties.
- ◆ There is also a lower courtyard that can be accessed from the garden via brick steps from the garden and also from the property via the kitchen door.

Location

- ◆ The property is located in a central part of the town, in the highly regarded village area, close to the High Street with its popular cafes, restaurants, and excellent local shops.
- ◆ The central station providing a fast commuter service to London Charing Cross and Cannon Street in under an hour is 0.3 miles away.
- ◆ Walking distance to the Grove and Calverley Grounds.

Viewing

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

