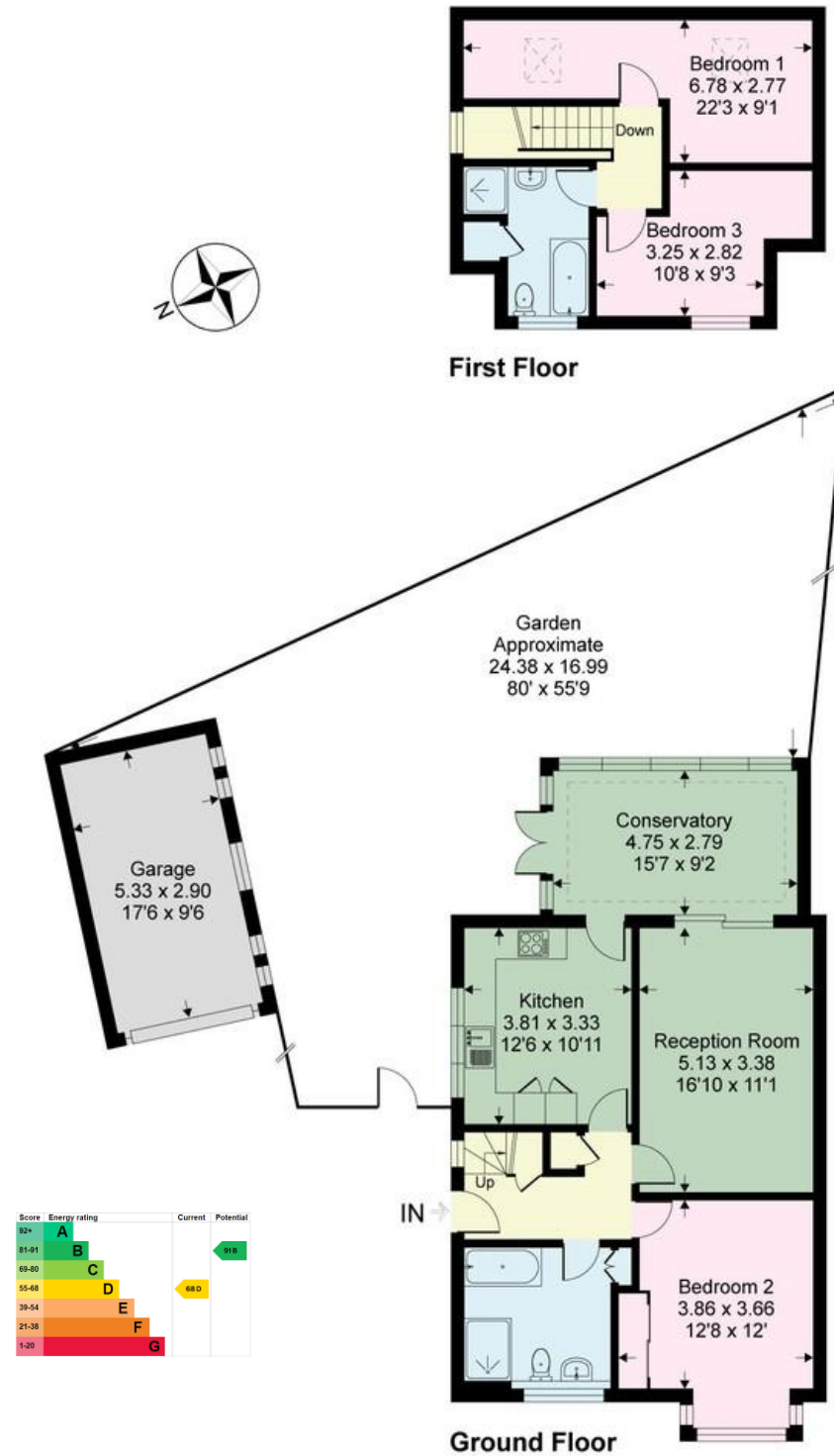


Hargate Close, TN2

Approximate Gross Internal Area = 113 sq m / 1218 sq ft

Approximate Garage Internal Area = 15 sq m / 166 sq ft

Approximate Total Internal Area = 128 sq m / 1384 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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6 Hargate Close

Tunbridge Wells, TN2 5PA

SUMNER PRIDHAM

A quietly located 3 bedroom semi-detached character property, set in a good sized garden with excellent off-road parking and updated accommodation on the favoured south side of town.

Hall, Sitting Room, Conservatory/Dining Room, Kitchen/Breakfast Room, Ground Floor Double Bedroom with adjacent Bath/Shower Room, 2 further First Floor Bedrooms, Bath/Shower Room, Gas Fired Central Heating, Double Glazed Windows, good sized Gardens to front and rear, Multiple Off-Road Parking and Garage.

£600,000 - £625,000 Freehold *No Forward Chain*



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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

- ◆ A well maintained semi-detached character property with versatile accommodation.
- ◆ Quiet cul-de-sac location, set in an established garden on the favoured south side of the town.
- ◆ Updated kitchen and bathrooms.
- ◆ Good sized hall with 2 useful storage cupboards.
- ◆ Well-proportioned sitting room with sliding doors leading into a conservatory/dining room.
- ◆ The conservatory/dining room has views over the rear garden and access via French doors.
- ◆ Well fitted kitchen/breakfast room, window to the side and access door leading into the conservatory/dining room, comprehensively fitted with cupboards and drawers, ample worksurfaces with sink and drainer below the window.
- ◆ Integrated appliances include washing machine, dishwasher, eyelevel electric oven with grill oven above, gas hob with concealed extractor above, matching cupboard housing gas fired Worcester boiler providing central heating and domestic hot water.
- ◆ Ground floor bedroom with bay window to the front and built in double wardrobes.



- ◆ Adjacent bath/shower room, which is a good size comprising panelled bath, shower cubicle, low level WC with concealed cistern, wash basin, chrome towel radiator, tiled floor, and walls, window to the front.
- ◆ Staircase leads to the first floor landing.
- ◆ 2 further bedrooms to the front and rear with attractive views.
- ◆ Good sized bath/shower room comprising panelled bath, separate shower cubicle, low level WC, wall hung washbasin, towel rail and window.

Outside.

- ◆ One of the features of this property are its good sized and well established gardens setback from the close, with a long drive running down the side of the property providing multiple off road parking and leading to a single garage.
- ◆ Side gate gives access to the rear garden which is mainly laid to lawn with a mature backdrop providing privacy.

Practicalities.

- ◆ The property benefits from gas fired central heating with Worcester boiler, double glazed windows and in recent years has had a refitted kitchen with integrated appliances and refitted bath/shower rooms on both ground and first floors providing the property with versatile accommodation.

Location.

- ◆ The property is ideal for buyers seeking a quiet location being in a cul-de-sac away from busy traffic but also accessible to countryside and also just over a mile to the mainline station with its direct links to London and the coast, plus the popular High Street with its shops, restaurants, bars and the historic Pantiles.

Viewing.

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

