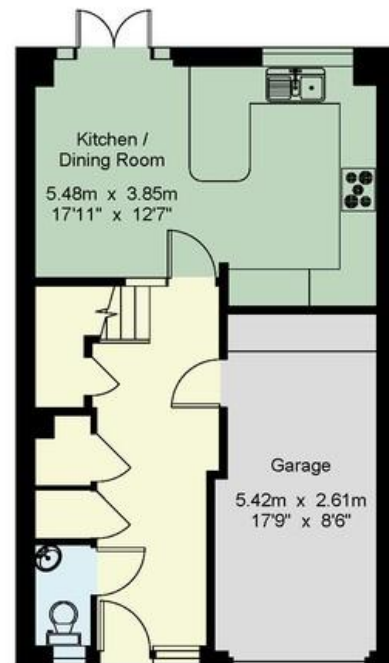


## 21 Trinity Close

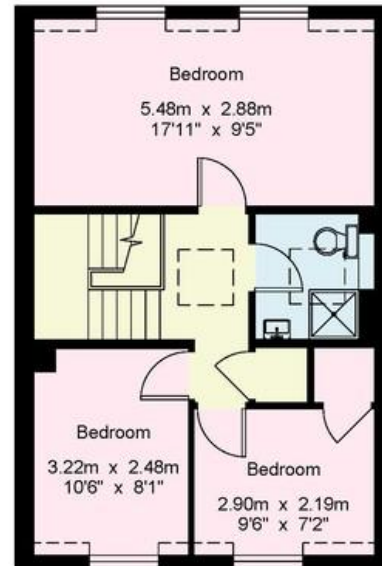
House - Gross Internal Area : 134.9 sq.m (1452 sq.ft.)

Garage - Gross Internal Area : 13.8 sq.m (148 sq.ft.)

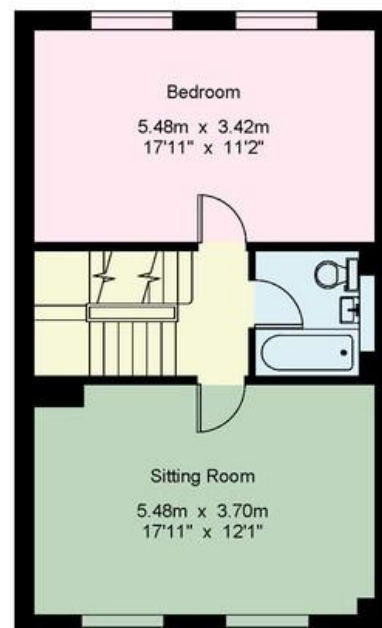
Approx. Garden Dimensions : 12.50m (41'0") x 5.88m (19'3")



Ground Floor



Second Floor



First Floor



For Identification Purposes Only.

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## 21 Trinity Close

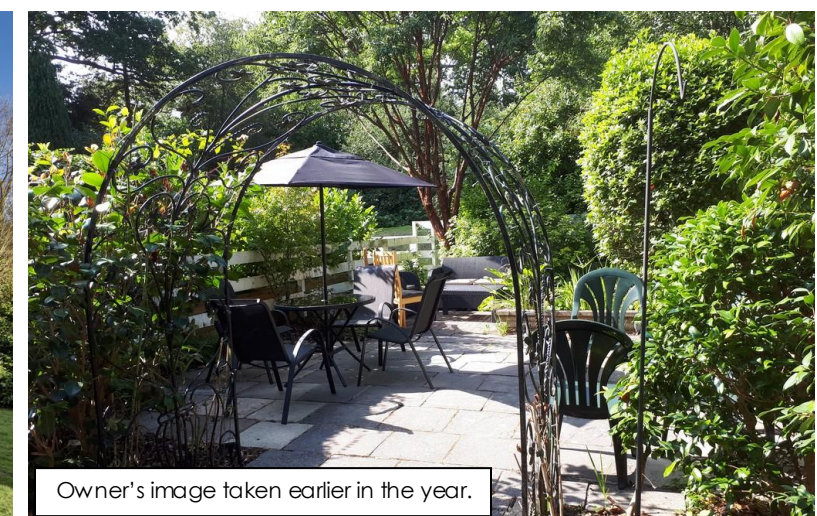
Tunbridge Wells, TN2 3QP

SUMNER PRIDHAM

A well-presented and spacious town house in an exclusive setting with its own park-like grounds. The accommodation has been upgraded in recent years with a well-designed and spacious kitchen/dining room and Georgian style double glazed windows throughout. Established setting adjacent to Dunorlan Park and within walking distance to the town centre.

Spacious Hall, Cloakroom, Kitchen/Dining Room, Sitting Room, 4 Bedrooms, Bathroom, Shower Room, Integral Garage/Utility, Gas Fired Central Heating, Double Glazed Windows, Landscaped Town Garden, 4½ acres of Communal Gardens, Off-Road Parking plus additional visitor parking.

**Guide price £725,000 - £750,000 Freehold**



Owner's image taken earlier in the year.

29 Vale Road  
Tunbridge Wells  
Kent  
TN1 1BS

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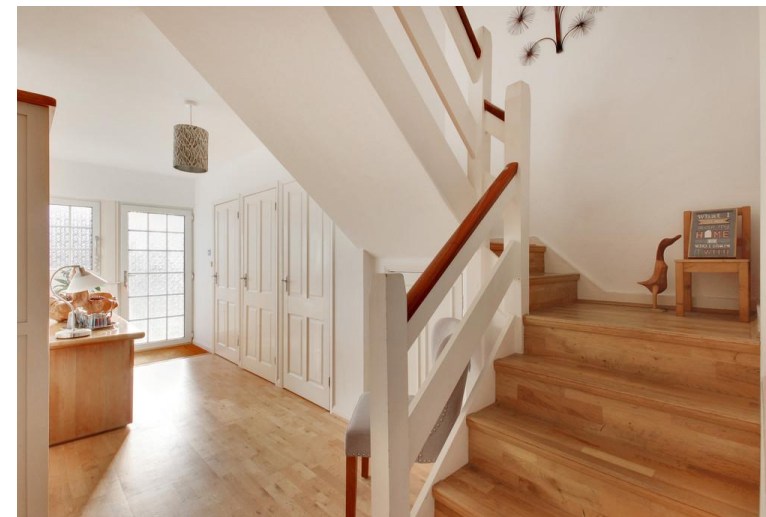
Agents Note: Whilst every care has been taken to prepare these particulars they are for guidance purposes only. If there are any points of particular importance to you please contact the office. Any areas, measurements or distances are approximate and whilst every care has been taken to ensure their 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

- ◆ Spacious and versatile town house benefitting from well-proportioned rooms arranged over 3 floors.
- ◆ Ideal location for buyers seeking an attractive and established setting yet requiring the convenience of being accessible to the town centre.
- ◆ Oak flooring is a feature throughout the property including the staircase and blends a stylish look with practicality.
- ◆ A spacious hall with glazed door and window to the front providing plenty of natural light, 3 useful storage cupboards and double radiator, door to an integral garage/utility area.
- ◆ Cloakroom with low level WC, corner washbasin, electric wall radiator, tiled walls and window.
- ◆ Kitchen/dining room remodelled in 2019 providing an extensive range of worktops plus a peninsula 4-person breakfast bar, with a pair of dimmable pendant lights above.
- ◆ This is a beautifully light room with an attractive outlook into the garden and includes French doors promoting in and out living during the season.
- ◆ Kitchen appliances include integrated Zanussi Fridge and Freezer, two Zanussi ovens, 5-zone AEG induction hob with a NEFF illuminated extractor above, integrated dishwasher, comprehensive range of cupboards include cutlery and saucepan drawers and matching wall mounted cabinets, recessed ceiling lights and a double radiator.
- ◆ Staircase to a first floor landing.
- ◆ Well-proportioned sitting room to the front, pair of double radiators, recessed ceiling lights, 2 large windows overlooking an open landscaped lawned area.



- ◆ Double bedroom 1 with a pair of windows overlooking the established rear garden and grounds, 2 double radiators, recessed ceiling lights.
- ◆ Bathroom with fully tiled walls, comprising panelled bath, low level WC, pedestal wash basin, large mirror in a recess, shaving point and double radiator.
- ◆ Staircase leads to a second floor landing featuring a large skylight providing natural light down the stairwell.
- ◆ Airing cupboard housing hot water tank with separate immersion heater and slatted shelves.
- ◆ Well-proportioned bedroom 2 with a pair of windows enjoying an attractive outlook over the grounds, and double radiator.
- ◆ Bedroom 3 and 4 are both to the front, enjoying far reaching outlooks, each with double radiators, and bedroom 4 has a useful built-in shelved cupboard.
- ◆ Shower room with separate shower cubicle, splash walls, low level WC, pedestal washbasin, double radiator, tiled walls, a large skylight, air extractor and chrome towel rail.
- ◆ Integral garage with personal door to the hallway and with up and over door to the front, benefits from a full width worktop with plumbing for washing machine underneath and space for other domestic appliances, plenty of power points within the garage, boiler, electric and gas meters, plus circuit breaker.

### Outside

- ◆ The property benefits from an established garden with many mature flowering shrubs including Camelias, climbing Hydrangea, Rhododendron, large Bay Tree and specimen Red Bark Birch.
- ◆ The garden is mainly paved, provides a variety of seating areas and features a raised brick edged fishpond currently packed with water lilies and goldfish.
- ◆ Gate at the bottom of the garden leads out to the beautiful communal grounds where there are many trees and mature shrubs including Rhododendrons. The grounds are mainly laid to lawn and are for the enjoyment of the residents.

### Practicalities

- ◆ A maintenance charge of £650 per annum which covers the tending of the gardens and maintenance of the communal grounds.
- ◆ One of the features of Trinity Close is the attractive mature setting adjacent to the beautiful Dunorlan Park and it also provides easy access out to the A21.
- ◆ The mainline station is 1 mile away, providing a fast commuter service to London in under an hour and also to the coast.
- ◆ There are excellent private and state schools within easy reach with St James' Primary 0.6 miles away and 3 Grammar Schools within 2 miles.

### Viewing

Strictly by appointment only through sole agents Sumner Pridham  
[info@sumnerpridham.co.uk](mailto:info@sumnerpridham.co.uk) 01892 516615

