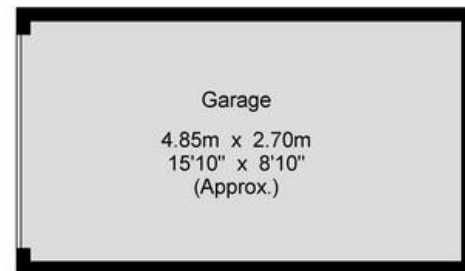


Ground Floor

Flat 3, 49 Frant Road

House - Gross Internal Area : 75.7 sq.m (814 sq.ft.)
Garage - Approximate Area : 13.0 sq.m (139 sq.ft.)



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Ground Floor Flat 49 Frant Road

Tunbridge Wells, TN2 5LE



A well-presented ground floor flat benefitting from its own entrance, good sized garden, garage and off-road parking. Generous size accommodation includes a well appointed kitchen and bath/shower room and is conveniently located within walking distance of the Pantiles.

Own Entrance, spacious Hall, Sitting/Dining Room, Kitchen/Breakfast Room, Utility/Storeroom, 2 Double Bedrooms, Bath/Shower Room, Gas Fired Central Heating, Double Glazed Windows, own Private Garden, Garage, and Off-Road Parking.

Guide price £415,000 Share of Freehold



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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-presented ground floor flat with own entrance, in a convenient location to the Pantiles.
- ◆ Significant advantage of a south and west aspect private garden.
- ◆ Composite front door with stained glass window leads into a spacious hall which gives access to all rooms and is finished with attractive wooden flooring.
- ◆ Sitting/Dining Room with large low silled double glazed window with views over its own attractive garden, substantial stone fireplace with ornamental gas/ coal fire, with granite hearth.
- ◆ Continuation of the wooden flooring from the hall into the kitchen/breakfast room which is well appointed and fitted with worksurfaces over 2 walls incorporating a 5 ring Bosch hob with stainless steel extractor above, Bosch oven, stainless steel sink and drainer.
- ◆ A good range of cupboards, plus a nest of drawers and matching wall mounted cupboards, Bosch dishwasher, semi-circular breakfast bar and wide double glazed window with attractive outlook.



- ◆ Utility/storeroom accessed from the hall is a particularly useful feature, providing excellent storage fitted with shelves, plumbing for washing machine, gas fired Worcester combination boiler providing central heating and domestic hot water, and circuit breaker.
- ◆ Double bedroom 1 enjoys a dual aspect with views over the front garden, excellent range of fitted wardrobe cupboards.
- ◆ Double bedroom 2 features double glazed window to the side, fitted wardrobe cupboards.
- ◆ Attractive modern bath/shower room, well appointed with double end bath with handheld shower.
- ◆ Separate shower cubicle, wash basin with cupboards beneath, low level WC with concealed cistern, half tiled walls and tiled floor, window to the side and shelved display recess, chrome towel rail and air extractor.

Outside

- ◆ One of the features of this property are its south and west facing garden, paved patio immediately adjacent to the property leading out to a level lawn with mature hedged borders, flowering shrubs include a Camellia, outside lighting and at the far end there is a garden shed.
- ◆ From the garden there is a path down the side of the plot leading to a garage in a block with up and over door and parking in front.
- ◆ **Agents Note:** The property is fitted with attractive slatted blinds and roller blinds in the bedrooms, and these are all included in the sale.

Practicalities

- ◆ Flat 3 is being sold with the benefit of Share of Freehold.
- ◆ 981 years remaining on lease.

Viewing

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

