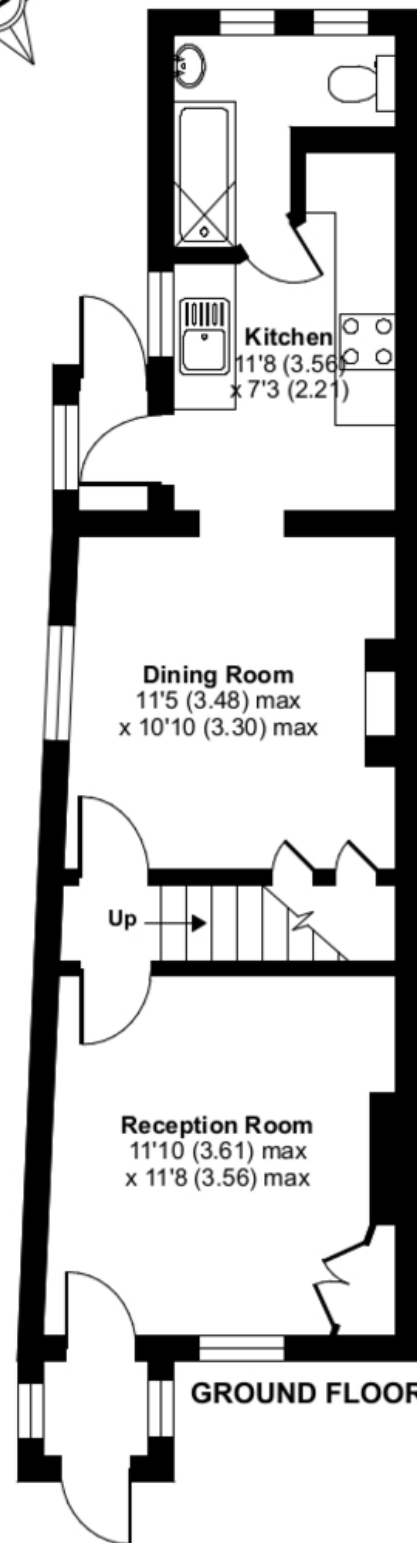
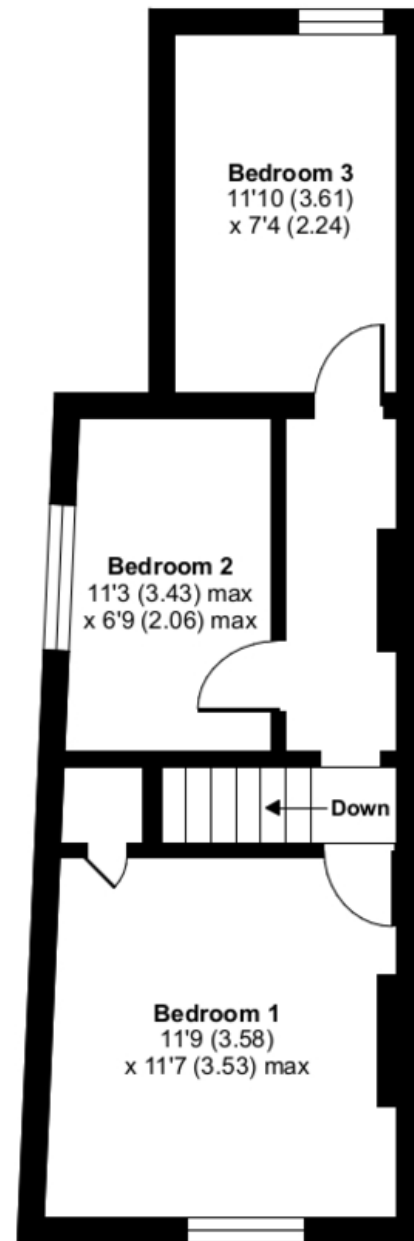


## Common View, Tunbridge Wells, TN4

Approximate Area = 828 sq ft / 76.9 sq m  
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2021. Produced for Maddisons Residential Ltd. REF: 714800

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D		
39-54	E	50   E	
21-38	F		
1-20	G		

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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.



### 33 Common View

Rusthall, Tunbridge Wells, TN4 8RG

**SUMNER PRIDHAM**

A 3-bedroom end of terrace Victorian cottage in an attractive location opposite Rusthall common within easy walking distance to good local shops and primary school.

Enclosed Porch, Sitting Room, Inner Hall, Dining Room, Kitchen, 3 Bedrooms, Bathroom, Gas fired Central Heating, Front and Rear Gardens.

**Asking price £375,000 Freehold**

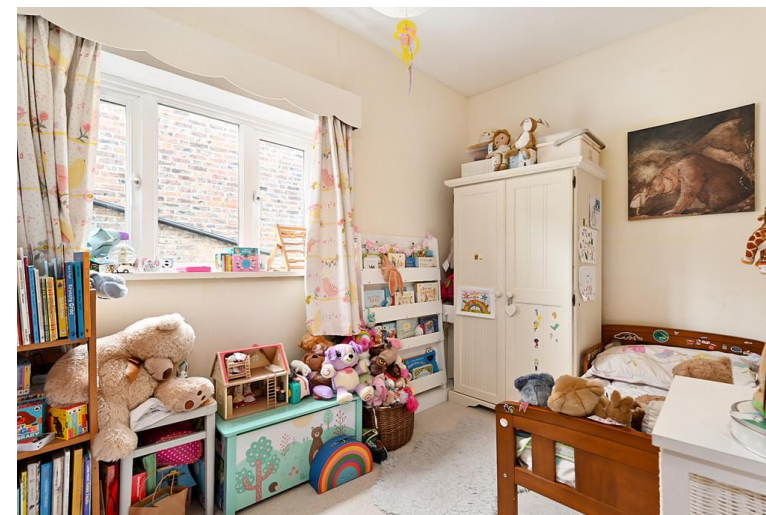






### Property Description

- ◆ A charming end of terrace period cottage located near to the top of the sought-after “common view,” a no through road location.
- ◆ Pretty approach with picket fence and gate enclosing front garden leading to a double-glazed porch and solid pine panelled front door with brick threshold to sitting room.
- ◆ Period fireplace inspired from the art and crafts movement with cast iron and tiled inset (swept annually), sash window to the front, cupboard housing electric smart metre and picture rail.
- ◆ Inner hall providing access staircase to the first floor through to the dining room with double glazed sash window to the side, picture rail and a pair of solid pine doors to two useful cupboards one currently housing tumble dryer.
- ◆ Kitchen is fitted with a range of worksurfaces on two walls, 4 ring gas hob and electric oven beneath, cooker extractor above.
- ◆ Comprehensive range of cupboards and drawers, plumbing for washing, machine, stainless steel sink and drainer, matching wall mounted cupboards.



- ◆ Ground floor bathroom fitted with panelled bath with separate shower above, pedestal wash basin, 2 windows to the rear and low-level W.C.
- ◆ Access from the kitchen to a porch and further door leading out to the garden.
- ◆ Double bedroom 1 has attractive views across the common and features a pretty pine and tiled fireplace surround with cast iron inset, pine door to deep shelved cupboard.
- ◆ Bedroom 2 with double glazed sash window to the side.
- ◆ Bedroom 3 overlooks the rear garden.

### Outside

- ◆ The property benefits from having both front and rear gardens.
- ◆ **Front garden:** Landscaped with slate chips and privacy provided with a mature Laurel bush and enclosed by picket fence and gate.
- ◆ **Rear garden:** Good sized rear garden laid to lawn leading to a hard standing area. At the bottom of the garden there is a useful storage shed, there is also a side gate for easy access.

### Practicalities

- ◆ The property currently offers spacious accommodation but if any buyer wishes to reconfigure over 3 floors there is currently full planning permission to convert the loft.
- ◆ Planning reference 20/02020/full.

### Location

- ◆ Away from busy road location with views across the common easy access to Rusthall high street with its excellent range of independent shops.
  - ◆ Walking distance to local pubs including the Beacon and Toad Road Retreat.
- Regular bus services into Tunbridge Wells.

### Viewing

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

