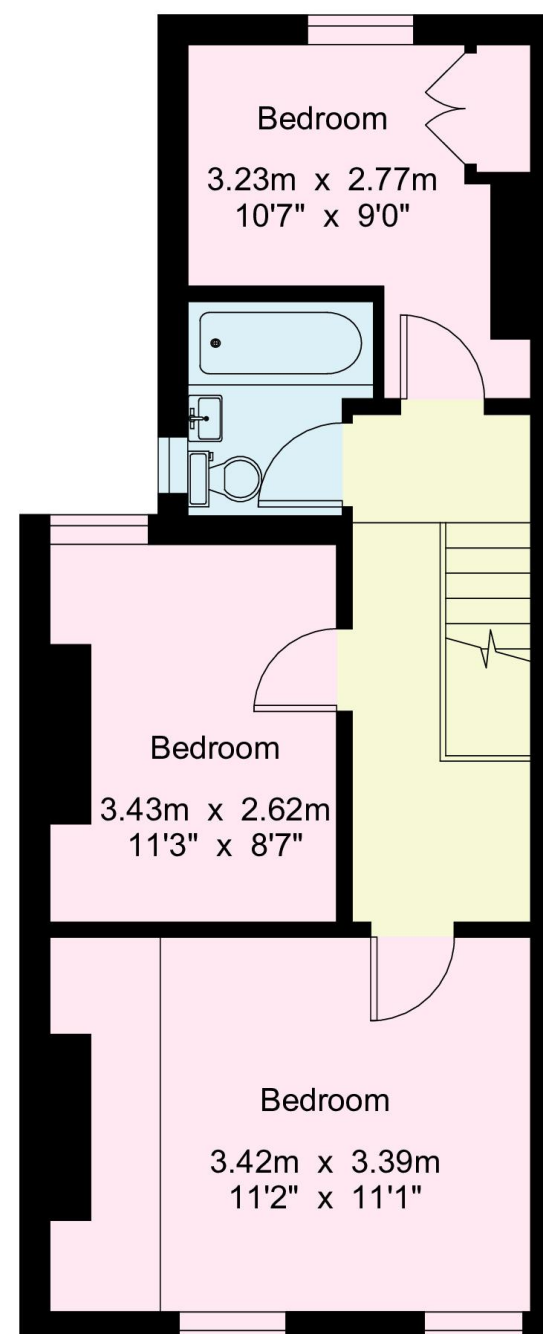


Ground Floor



First Floor



60 Prospect Road

House - Gross Internal Area : 90.9 sq.m (978 sq.ft.)

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.



60 Prospect Road

Tunbridge Wells, TN2 4SN

SUMNER PRIDHAM

A well maintained and beautifully presented character town house recently refurbished and with the significant advantage of off-road parking and conveniently located to the town and within half a mile of the mainline station.

Hall, combined Sitting/Dining Room, Kitchen/Breakfast Room, 3 Bedrooms, Bathroom, Gas Fired Central Heating, Double Glazed Windows, Off-road Parking for 2 cars.

Guide price £600,000 – £625,000 Freehold



60 Prospect Road, Tunbridge Wells, TN2 4SN



Property Description

- ◆ A well maintained and beautifully presented character town house conveniently located to the town and central station.
- ◆ Attractive engineered wood flooring throughout the ground floor.
- ◆ Remodelled with fully integrated kitchen/breakfast room and recently redecorated throughout.
- ◆ Recessed covered porch leads to a part glazed composite front door with double glazed fan light above.
- ◆ Hall incorporating an inset doormat, decorated with dado rail, period staircase with attractive turned balusters, understairs cupboard housing a replaced circuit breaker 2023.
- ◆ Attractive engineered wood flooring professionally fitted to the hall, kitchen and sitting/ dining room.
- ◆ The sitting/ dining room enjoys a dual aspect with wide bay to the front, picture rail and bifold doors, and sash window to rear.
- ◆ Kitchen/breakfast room has been remodelled and is fitted with an excellent range of wooden counter tops incorporating a breakfast bar, inset ceramic sink and drainer plus cupboard housing Vaillant Gas Fired boiler.
- ◆ Comprehensive range of cupboards include two corner cupboards with extendable pull out racks, there are matching tall, wall mounted cupboards.



- ◆ Integrated appliances include an AEG induction hob with concealed extractor above, AEG microwave and AEG oven, integrated Fridge, Freezer, washer dryer, and dishwasher.
- ◆ The room enjoys a dual aspect with a glazed door to outside, and further window to side and rear.
- ◆ Staircase from the hall leads to a first floor landing decorated with a dado rail and space at one end for a study desk or to display a piece of furniture.
- ◆ Bedroom 1 has two windows to the front with attractive views, wall to wall full height fitted wardrobe cupboards with storage above.
- ◆ Both bedroom 2 and 3 have windows overlooking the rear garden.
- ◆ Bedroom 3 is fitted with an airing cupboard housing the insulated hot water tank with fitted shelving.
- ◆ The bathroom has been refitted with double end bath with glass screen and separate shower above, washbasin with cupboard beneath, low level WC, heated towel rail, tiled walls, air extractor, window and patterned tiled floor.

Outside

- ◆ **Front:** The property has the significant advantage of off-road parking for 2 cars.
- ◆ **Rear:** the rear garden is landscaped with a circular lawn surrounded by flowerbeds, path leads to the far end with a raised patio and garden shed.

Practicalities

- ◆ The property was significantly refurbished in 2023 to include a remodelled kitchen, circuit breaker, wood flooring and the gas fired boiler was installed in 2019 and is held under a British Gas service agreement.

Location

- ◆ Convenient to the central station (0.5 miles) with its regular links to London and the coast, the popular Calverley Park with its many facilities (0.4 miles) and Royal Victoria Shopping Centre (0.5 miles).
- ◆ Walking distance to highly regarded Primary and Secondary Schools.

Viewing

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

