



**HOME + CASTLE**  
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**new**  
instruction



## Mount Pleasant Avenue, Tunbridge

Leasehold | Apartment | 3 Bedrooms

Stunning and elegant CHAIN FREE, 3 bedroom period property, arranged over 3 floors, totalling approximately 2,200 sq ft. Situated in the heart of Royal Tunbridge Wells, properties of this size and quality rarely come to the market. Every floor offers spacious rooms with high ceilings, and although dating back to the early 1800's, this beautiful home is presented in "show-house" condition.

Calverley Grounds is practically on the doorstep and for those commuting to London, the station is a 2 minute walk. The Pantiles, dating back to the 1600's is the historic heart of Royal Tunbridge Wells and just a short stroll away. An abundance of shops, including the Royal Victoria Place shopping centre are all within minutes, along with many fine restaurants, café's and bars. For day-to-day items, Sainsburys is just round the corner.

Please Note - The furniture is not included, but is available by separate negotiation.

**FOR SALE**  
**LEASEHOLD**  
**£695,000**

### Spacious Hallway

Phone entry system.  
Storage area under stairs.

### Dining Room 20'8" x 14'1" (6.3 x 4.3)

Elegant, light and spacious.  
Wooden sash windows x 3 overlooking Mount Pleasant Road.  
Fireplace with electric insert.

### Kitchen 15'8" x 14'9" (4.8 x 4.5)

Modern kitchen.  
Granite worktops.  
Built-in oven.  
Built-in microwave.  
Built-in Gas hob.  
Integrated fridge freezer.  
Integrated dishwasher.  
Wall-mounted boiler.  
Wooden sash windows x 3 to front of property.

### Utility Room 7'10" x 6'6" (2.4 x 2)

Granite worktops.  
Sink.  
Washing machine (included).  
Tumble dryer (included)  
Additional cupboard space

### Cloakroom 6'10" x 4'11" (2.1 x 1.5)

Sink  
Cupboards for storage.

### Stairs from Hallway to 1st Floor

#### Landing

Phone entry system.

### Living Room 20'11" x 14'9" (6.4 x 4.5)

Elegant, light and spacious.  
Wooden sash windows x 4 towards Calverley Grounds.  
Fireplace with electric insert.

### Bedroom 1 20'8" x 13'9" (6.3 x 4.2)

Built-in wardrobes.  
Wooden sash windows x 3 overlooking Mount Pleasant Road.

### En-suite Bathroom 11'5" x 7'2" (3.5 x 2.2)

Sink with vanity unit.  
WC  
Bath.

### Stairs to 2nd Floor

#### Landing

Skylight.  
Phone entry system.

### Bedroom 2 20'8" x 14'1" (6.3 x 4.3)

Built-in wardrobes.  
Eaves cupboards x 2.

Wooden sash windows x 4 overlooking Mount Pleasant Road.

### Bedroom 3 20'8" x 16'0" (6.3 x 4.9)

Built-in wardrobes.  
Eaves cupboards x 2.  
UPVC windows towards Calverley Grounds.

### Jack and Jill Shower Room 7'6" x 7'2" (2.3 x 2.2)

WC  
Sink with vanity unit.  
Shower cubicle.

### Service/ Lease information

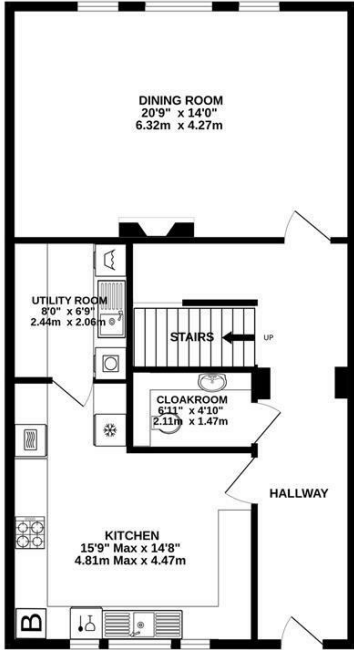
Leasehold: 999 years from 25/12/2001.  
Service Charges: Awaiting confirmation from owner.  
Ground Rent: Awaiting confirmation from owner.  
EPC Rating: Awaiting report.  
Council Tax Band – E.

### Parking

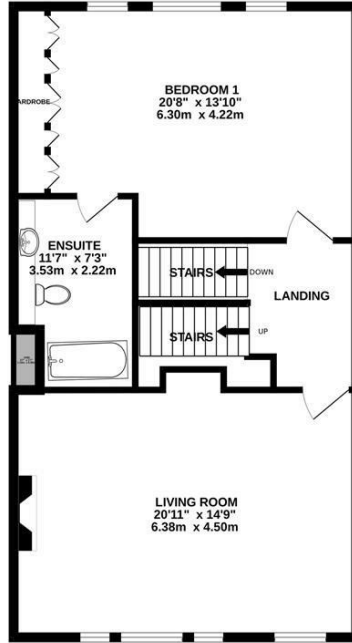
Parking is on road and falls within Zone C for Resident Permit Parking.

# Floor Plan

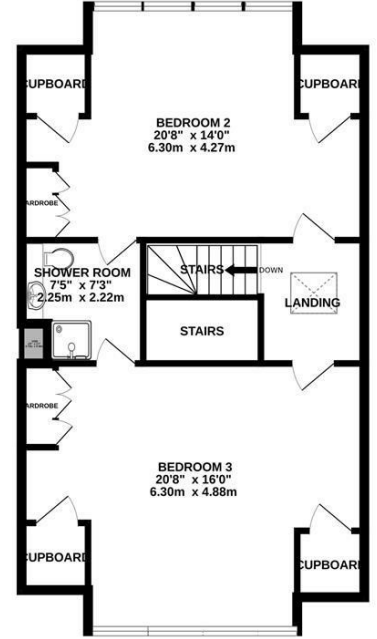
GROUND FLOOR  
775 sq.ft. (72.0 sq.m.) approx.



1ST FLOOR  
764 sq.ft. (71.0 sq.m.) approx.



2ND FLOOR  
725 sq.ft. (67.4 sq.m.) approx.



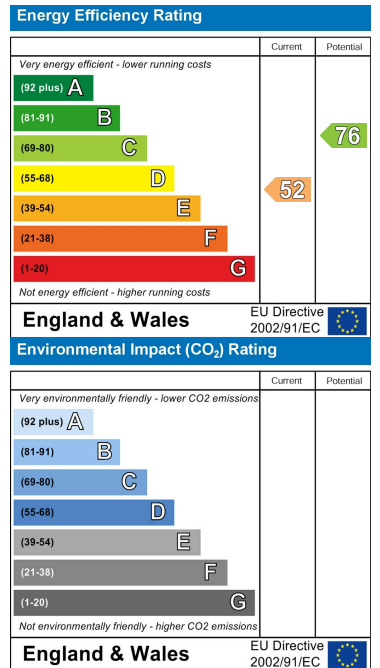
TOTAL FLOOR AREA: 2264 sq.ft. (210.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.