

# 28A East Cliff Road, Tunbridge Wells





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*Perfectly positioned 2-bedroom house with parking in sought after location*

## **Accommodation Summary**

- Semi- detached house (built approx. late 1950s/early 1960s)
  - 2 bedrooms
  - Kitchen
  - Living/dining room
  - Sit on covered balcony
  - Bathroom
  - Cellar
  - Driveway
  - South east facing garden
- Sought after St John`s location



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This fantastic house is nestled in the heart of the popular St Johns area, just a short walk from excellent schools, local amenities and superb transport links.

Set back from the road by a front garden with a driveway sat neatly to the side, and rear garden access behind, a paved pathway leads you up to the front door.

First on your left is the stylish kitchen which has everything you need with plenty of cupboards and counter surface, plumbing and space for a washing machine and an integrated oven, hob, and fridge freezer. Streamlined Shaker style cabinetry contrasts beautifully with warm wooden effect countertops giving a contemporary feel. With a window over the sink, it is wonderfully bright too.

Behind is the living/dining room which is flooded with dual aspect light. Its rear aspect glazed doors slide open onto a sit on covered balcony to enjoy garden views. It is a welcoming space with ample room for sofas and a dining table and chairs and a stone enclosed gas fireplace adds character and warmth in the colder months.

Climbing the stairs to the first floor you reach two bedrooms, one a generous double with fitted wardrobes and bedside furniture, and a modern bathroom with a shower over the bath.

Outside at the rear is a safely enclosed garden, also reached by shared steps from the balcony. It stretches approximately 60 ft, has a gently sloped area of lawn, mature planting and a hard surface terrace for seating. Accessed through the wooden gates to the side, next to the driveway, there is a walk-in cellar for additional storage.

This home is perfect for a small family, young professionals or buy to let investors and is a must see!





**Kitchen:** front aspect double glazed window, sink with drainer and mixer tap, integrated oven, 4 ring hob, extractor hood, integrated fridge/freezer, space and plumbing for washing machine, eye and base level units with wooden effect work tops, tiled splash back, tile effect flooring, ceiling wooden beams.

**Living/Dining Room:** side aspect double glazed window, rear aspect glazed sliding doors opening onto sit on covered balcony, stone hearth, stone surround, wooden mantle, gas fire, stone wooden topped deep shelf, under stair storage cupboard housing the meters, radiator.

**Bedroom 1:** rear aspect double glazed window, fitted wardrobes with hanging rails, double hanging rails, shelves, wooden effect flooring, fitted bedside tables, fitted over bed cupboards, fitted drawer unit, wooden effect flooring, radiator.

**Bedroom 2:** front aspect double glazed window, fitted cupboard housing the boiler and water cylinder with front aspect double glazed window, radiator.

**Bathroom:** side aspect opaque double glazed window, pedestal wash hand basin, low level WC, panel enclosed bath with wall mounted shower attachment, glass shower screen, tiled walls, wooden effect flooring, radiator.

**Cellar:** side aspect window and door, lighting.

**General:**

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band D (£2,233.93)

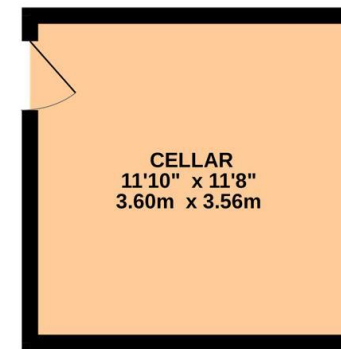
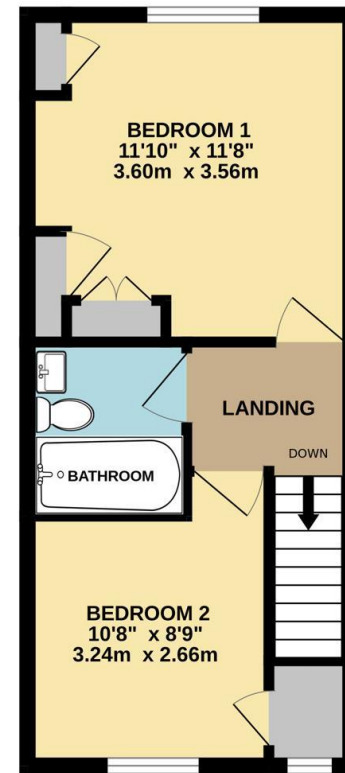
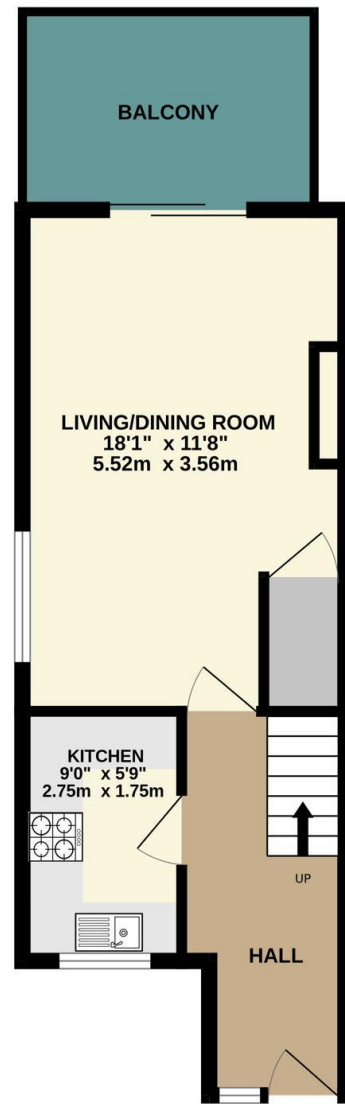
EPC: D (58)



GROUND FLOOR

1ST FLOOR

LOWER GROUND FLOOR



APPROX TOTAL AREA 882 SQ.FT / 76.3 SQ.M

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



**AREA INFORMATION:** Tunbridge Wells, Kent

Tunbridge Wells, steeped in royal history and architectural heritage, also provides a wealth of modern-day shopping, entertaining and recreational facilities.

As it is a mere 30 miles south of London and sits amidst glorious Kent countryside it is a highly sought-after area for property owners.

The historic Pantiles offers a vibrant al fresco café culture with independent boutiques stretching up to the old High Street. Your every shopping need is satisfied, however, as the more modern-day Royal Victoria Place Shopping Centre offers comprehensive shopping facilities from department stores and national chains.

Excellent local primary schools such as St John`s Primary School, St Augustine`s RC Primary School, Holmewood House, Rose Hill and The Wells Free School sit alongside the highly regarded and sought-after girls` and boys` grammar schools. With a number of additional exceptional state secondary schools in its borough and the renowned Tonbridge and Sevenoaks Schools on its doorstep, parents are definitely spoilt for choice.

Recreational amenities such as St John`s, Dunorlan and Grosvenor Parks, Calverley Grounds, the Assembly Hall Theatre, Nevill Golf Club and St Johns Sports Centre offer an abundance of leisure facilities.

With its two stations, Tunbridge Wells and High Brooms, Tunbridge Wells is a commuters dream as even in off-peak there are up to four trains an hour to London Charing Cross in 50-minute journey times or less.

Finally, the M25 with its links to Gatwick and Heathrow Airports is accessible via the A21 which lies just north of Tunbridge Wells.

