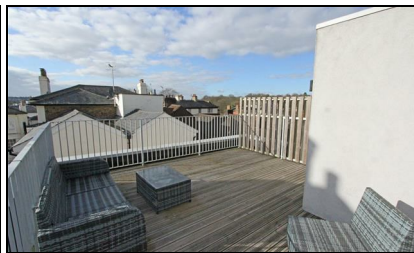




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The beautifully simple new way to sell your home



Clarence Row, Royal Tunbridge Wells

A stunning contemporary home offering buyers stylish open-plan living topped off, quite literally, by a magnificent private roof terrace with views towards the common.
No Chain.

£600,000

01992 87 85 80



Overall Description

This superb stylish contemporary property was completed in 2021 and still has six years to run on its warranty, your guarantee of build quality. The house is set out over three floors, with a stunning roof terrace making up the top floor. This large sunny space is perfect to entertain guests or just chill out enjoying the roof-top views to Tunbridge Wells Common, just a couple of minutes walk away. The middle floor is a large modern open-plan living space with separate areas for seating and dining as well as a fully fitted Neff kitchen with central island and sliding doors out to the rear balcony. On the ground floor is the master bedroom with en-suite shower room and doors out to the very private courtyard garden with handy bike store. There is a second double bedroom, this one with fitted wardrobes, a spacious family bathroom and an entrance hall. The property has luxury white goods and floorings throughout, double-glazed windows with remote control electric blinds, modern gas central-heating and all of the three outside spaces have outside lights, electric points and even garden taps. To the side of the property is the off-street parking space with EV charger. This glorious home is being sold with no onward chain and early viewing is strongly recommended. It is also Freehold, so no service charges or worries about the cost of extending a lease.

Location

It is hard to think of a more convenient location than this property, just a few minutes walk from all of the main amenities that this beautiful town has to offer, yet tucked away from busy roads and with a real sense of seclusion. Tunbridge Wells Common, with its 250 acres of open green spaces, is a stone's throw away and you can even see it across the roof tops from the superb second floor roof terrace. The boutique shops, live music venues and amazing restaurants of the Pantiles, the focal point of high-end living in Tunbridge Wells, is just down the road, as is the Royal Victoria Place Shopping Centre with its great variety of shops, bars and cafes. There are several other parks just a short hop away notably Calverley and Dunorlan, both amazing, with their historic buildings and cafes. The station, with its regular fast trains to London (London Bridge in 45 minutes) is 5 minutes walk away making this an ideal property for busy commuters working in the City and West End. There are also bus services just around the corner into Tonbridge or further afield to Maidstone. The A21 and A26 make the property easily accessible from the M25, Channel Tunnel and both Gatwick and Heathrow. Local schools are very well regarded (including the Wells Free School and the Claremont Primary School) and Kent still retains the Grammer School system, which is a big draw for parents. Sevenoaks also has excellent secondary schools and is a short drive away. In summary, Tunbridge Wells is a fantastic place to live and this property is ideally positioned to take full advantage of all that it has to offer.

Accommodation

The front door leads into the:

Entrance Hall 14'5 x 6'1 (4.39m x 1.85m)

Stairs to first floor. Deep under-stairs cupboard with telephone and electric points. Video entry system with external camera and wall-mounted TV screen (this also connects to the internet to allow you to answer the call from anywhere with mobile signal). Alarm control panel. Storage cupboard housing Ideal gas combi-boiler. Radiator.

Master Bedroom 14'8 x 13'7 (4.47m x 4.14m)

Sliding doors to the patio garden. High-quality wood-effect flooring. His & Hers bedside wall-mounted lights/electric sockets. Wall-mounted TV aerial point/electric socket with bracket. Telephone point. Ceiling spotlights. Radiator.

En-Suite Shower Room 7' x 6'5 (2.13m x 1.96m)

Double shower cubicle with tiled surround and glass shower screen. Low-level WC. Vanity unit with wash-hand basin and cupboard beneath. Stainless-steel heated towel-rail. Tiled floor. Extractor fan. Spotlights.

Courtyard Garden 16'7 x 8'3 (5.05m x 2.51m)

A pleasant private outside space with stone paving, outside electric points, wall-mounted clothes dryer, outside lighting, garden tap and a BIKE STORE/SHED: 5'7 x 3'1.

Bedroom Two 13'10 x 12'1 (4.22m x 3.68m)

Window to front with electric remote control operated blind. Wall-mounted TV aerial point/electric points. Large fitted wardrobe unit. Spotlights. Radiator.

Family Bathroom 7'8 x 6'5 (2.34m x 1.96m)

Panel bath with shower attachment, glass shower screen and tiled surround. Low-level WC. Vanity unit with wash-hand basin and cupboard beneath. Wall cabinet with mirror-door. Stainless-steel heated towel-rail.

First Floor

From the hallway stairs lead up to the first floor.

Open-Plan Living/Dining/Kitchen Space 21'7 x 20'7 (6.58m x 6.27m)

Two full-height windows with remote control electric blinds to the front. Sliding door to the rear balcony. Large kitchen area with stylish modern kitchen units, Corian work-tops and a stainless steel sink unit. Fitted Neff oven, grill, microwave and fridge/freezer. Central Island with Corian work-top, Neff electric hob, ceiling extractor fan, kitchen cupboards, wine fridge and three pendant lights above. Large seating/dining area with engineered wood flooring. TV/FM/HDMI point. Telephone point. Spotlights. Three radiators. Glazed door opening onto the:

Balcony 21' x 3' (6.40m x 0.91m)

With metal balustrade. A pleasant raised area overlooking the courtyard garden below. Electric sockets, lights and a garden tap.

Top Floor and Roof Terrace 16'9 x 16'4 (5.11m x 4.98m)

From the kitchen/dining area, stairs lead up to the top floor landing. Glazed door out to the roof terrace. This is a wonderful sunny entertaining space with views across the roof-tops towards Tunbridge Wells Common. Metal balustrade, timber decking, outside power points, outside lights and a garden tap.

Outside

To the side of the house is a private driveway with off-street parking and an EV charging point as well as outside lighting.

Services and Other Information

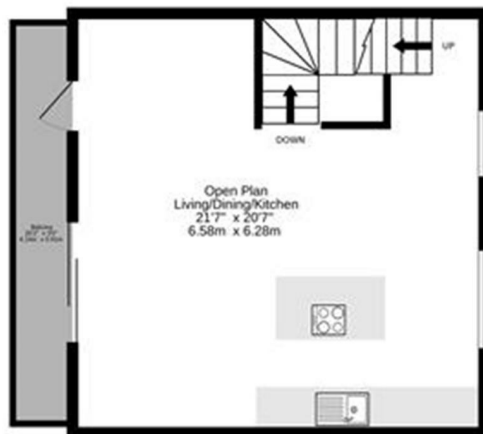
Mains water, drainage, gas and electricity. Gas central-heating (Ideal gas combi-boiler - new 2021). Built in 2021 with a 10 year structural warranty with ICW. Alarm. Wired for HDMI internet. Integrated air flow system. Video entry system with internal screen to monitor visitors without answering the door (This also connects to the internet to allow you to answer the call from anywhere with mobile signal). Outside EV charging point. Energy Performance Certificate Rating: B. Council Tax Band: E.



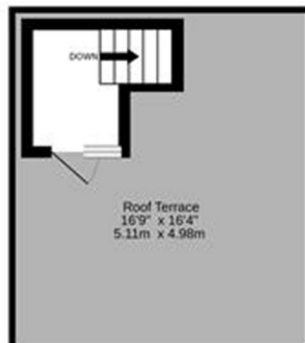
Ground Floor
546 sq ft. (50.6 sq.m.) approx.



1st Floor
435 sq ft. (40.4 sq.m.) approx.



2nd Floor
40 sq ft. (3.7 sq.m.) approx.



TOTAL FLOOR AREA : 1021 sq.ft. (94.8 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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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Please note: appliances such as radiators, heaters, boilers, fixtures or utilities (gas, water, electricity, etc.) which may have been mentioned in these details have not been tested and no guarantee can be given that they are suitable or in working order. We cannot guarantee that building regulations or planning permission have been approved and recommend that you make independent enquiries on these matters. All measurements including amounts of land in acres are approximate.



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