



# Lambert & Foster



## 2 ALMA TERRACE

TALBOT ROAD | HAWKHURST | KENT | TN18 4LZ

*A pretty mid terrace Victorian cottage, providing three bedroom character accommodation, arranged over three floors, including a sitting room with feature fireplace housing a wood burning stove, complemented by a rear approximately 65ft established garden with outlook across trees and fields beyond, all occupying a convenient village location, close to the popular 'Moor'.*

*Cranbrook School Catchment area. No onward chain.*

Guide price £350,000

FREEHOLD



## 2 ALMA TERRACE

TALBOT ROAD | HAWKHURST | KENT | TN18 4LZ

2 Alma Terrace is a pretty, mid terrace Victorian cottage presenting attractive brick elevations with burnt headers, set with predominantly multi paned timber framed windows beneath a pitched tiled roof. The character accommodation includes the sitting room with brick fireplace housing a wood burning stove on a raised tiled hearth, fitted meter and storage cupboards to either side, exposed wooden floorboards with aspect to front. The kitchen has fitted units and work surfaces with matching wood trim, an inset one and half bowl stainless steel sink unit with mixer tap over, integrated four burner gas hob with electric oven under and pull out filter hood over, space and electric point for fridge/freezer, space and plumbing for washing machine and an aspect to rear. From the rear lobby access to the bathroom, fitted with a white suite including close coupled wc, wash hand basin and a panel bath with mixer tap and shower over with part tiled surround.

Arranged over the first and second floor are three bedrooms incorporating two double rooms and one single/small double room. Access to bedroom three, set partially beneath eaves, is via an interconnecting rise of stairs from bedroom two. Bedroom one has an attractive brick fireplace and built-in wardrobe with an aspect to front. Bedroom three, is part vaulted with exposed brickwork, fitted wooden bed base and access to under eaves storage, a double aspect to front and rear, enjoying elevated views out across the rear garden, trees and fields beyond.

Outside, to front, a shared wrought iron pedestrian gate with pathway leads to the front door within an area of lawn, part bordered by low hedging. The rear garden is a fine feature extending to approximately 66ft x 24ft arranged over a gentle downward slope with established shrubs, a timber shed, outside water tap, enclosed by wooden panel fencing.



- Total floor area approximately 824 ft<sup>2</sup> (76.5 m<sup>2</sup>)
- Pretty mid terrace Victorian cottage
- Sitting room with feature fireplace housing a wood burning stove
- Fitted kitchen
- Rear lobby and bathroom
- Three bedrooms arranged over two floors (interconnecting bedrooms two and three)
- Gas fired central heating
- Established rear garden 66ft
- Village location
- Cranbrook School catchment area
- No onward chain

## DIRECTIONS

2 Alma Terrace is easily found positioned towards the lower end of Talbot Road on the left hand side. Parking is on the road.

## GENERAL

**Tenure:** Freehold

**Services:** Mains electricity, water and drainage. Gas fired central heating.

**Local authority:** [www.tunbridgewells.gov.uk](http://www.tunbridgewells.gov.uk)

**Council tax:** Band C **EPC:** E (49)

**Broadband:** Superfast and Ultrafast 1000Mbps/220Mbps

**Mobile coverage:** Likely

## VIEWING

By appointment only.

**Cranbrook Office:** 01580 712888.

## FLOORPLANS

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate on

### 2 Alma Terrace, Talbot Road, Hawkhurst, Cranbrook, TN18 4LZ

Approximate Area = 812 sq ft / 75.4 sq m

Limited Use Area(s) = 12 sq ft / 1.1 sq m

Total = 824 sq ft / 76.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Lambert and Foster Ltd. REF: 1156661

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