



The Maisonette, 12a East Cross,  
Tenterden, Kent TN30 6AD



## **The Maisonette, 12a East Cross, Tenterden TN30 6AD**

### **Guide Price : £300,000 - £325,000**

Located in the heart of Tenterden, just a few steps from the bustling High Street, is this deceptively spacious Grade II Listed 3 bedroom period maisonette, occupying the first and second floors of a beautiful Georgian townhouse, with the benefit of a small first floor balcony area to the rear.

Although now in need of some tlc, on entering you know immediately that you are in a special home with huge amounts of character and potential. Not only are you struck by the lovely period features, but by the generous proportions of the rooms, set over two floors, which gives you the feel of being in a house.

The front door opens from a small balcony area on the first floor into a generous entrance hall where original wide floorboards make a lovely feature. The modern kitchen, which has views towards the church, is large enough to eat in, there is also a separate dining room with panelled walls making the perfect setting for evening entertaining. Just off of this is the lovely beamed sitting room which has views over the park and an open fire. A useful cloakroom completes the accommodation on this floor.

On the second floor are a shower room and three good size bedrooms, the largest of which is incredibly spacious with good amounts of built-in storage.

Whilst this property would suit a number of different purchasers, it would be an ideal base for anyone looking for a welcoming retreat in the heart of Tenterden

- Wonderful attached 3 bedroom Grade II Listed Maisonette
- Deceptively spacious accommodation arranged over 2 floors
- In need of some tlc & improvement / Much character & potential
- Envious location in the heart of sought-after Tenterden
- Short walk to all the many local amenities on offer in the town
- Mainline station at Headcorn & High Speed service from Ashford

**SITUATION:.** This property is situated in a prime location just a few steps from the picturesque High Street of Tenterden, which is well known for its abundance of independent shops, small cafes and restaurants. It also boasts a beautiful tree lined avenue and an abundance of historic buildings. In addition, there is a comprehensive range of national High Street shopping names, banks, leisure and health facilities. The area is well served for transport links. Headcorn Station offers services to London taking about an hour and Ashford International has the high-speed service to London St Pancras (about 37 minutes). Tenterden is served by several bus routes to the surrounding towns and villages, including the new Hopper bus service.

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**The accommodation comprises the following with approximate dimensions :**

**ENTRANCE HALL** The welcoming hall, with its wide original oak floorboards and staircase to the first floor, is incredibly spacious and could act as a study / office area if desired. There is certainly room for large pieces of free standing furniture. Doors give access to the kitchen / breakfast room, dining room and cloakroom. Built-in under stairs cupboard and additional cloaks storage.

**CLOAKROOM** Handily situated off the hallway, it comprises a WC and wash basin.

**KITCHEN / BREAKFAST ROOM** 16'7 x 9'8. A good size, light, bright room with modern shaker style cream units, both wall and base, with laminate worktops and sink unit. Integrated double oven and under counter fridge. Space for slimline dishwasher, under counter freezer and washing machine. Pantry with larder shelves. Breakfast bar. Three windows on two sides bring in good amounts of natural light and give views towards the church.

**DINING ROOM** 12'9 x 9'4. On opening the door to this room, you get quite a surprise.

Behind it is an unexpected space, formerly used as a formal dining room, which oozes character and potential. Beautiful oak panelling and doors, one of which gives access to the sitting room beyond.

**SITTING ROOM** 14'8 x 13'2. This lovely room with its open fireplace and beautiful ceiling beams, exudes warmth. A large window to the front brings in plenty of natural light and gives lovely views over towards the park.

**SECOND FLOOR** Stairs from the hallway lead to a LANDING area where a large built-in cupboard houses the hot water cylinder. Doors to all three bedrooms and shower room.

**BEDROOM 1** 20'6 x 14'3. This surprisingly large bedroom has plenty of room and a good amount of built-in storage. A large window to the front looks out towards the park opposite.

**BEDROOM 2** 10'10 x 10'6. A good size bedroom with built-in sliding door wardrobe and windows to two sides.

**BEDROOM 3** 9'10 x '6. The smallest of the bedrooms, this room would also make a good study, office or hobby room. Built-in shelving. Window at back.

**SHOWER ROOM** Comprises: P-shaped shower cubicle; wash basin and WC.

**OUTSIDE** Steps at the back of the property lead up to a small balcony area which in turn gives access to the front door to the maisonette.

**SERVICES** Mains: electricity, water and drainage.

Heating is via electric storage heaters. EPC: exempt. Local Authority: Ashford Borough Council. Council Tax Band: C. LEASEHOLD 125 years from 1<sup>st</sup> February 2020

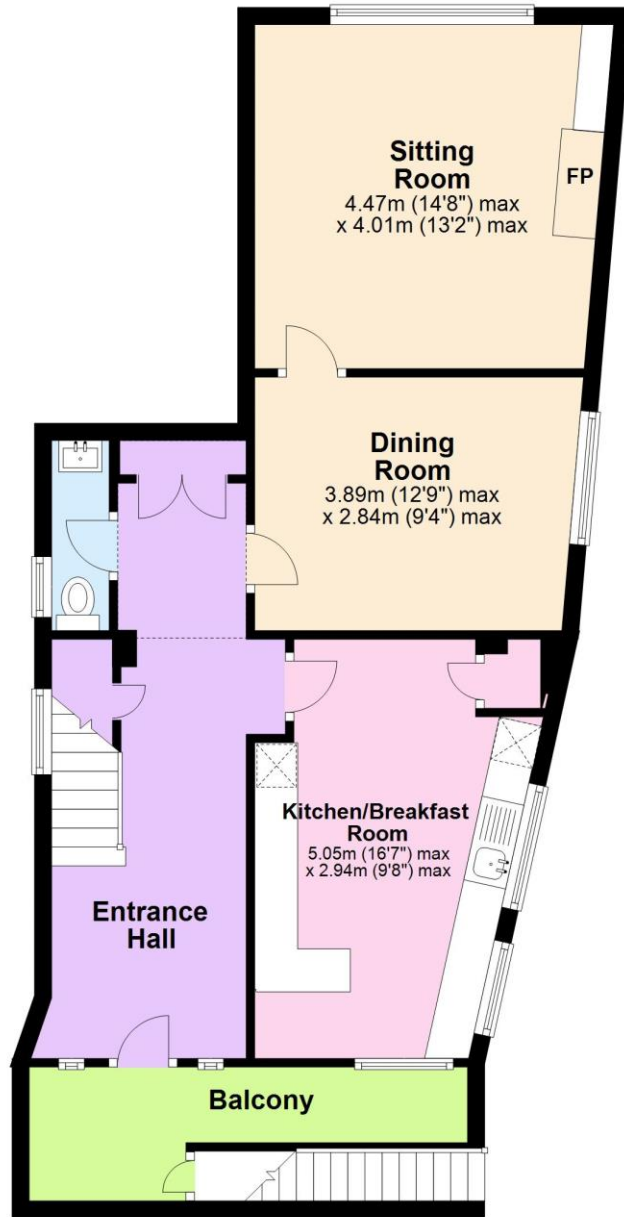
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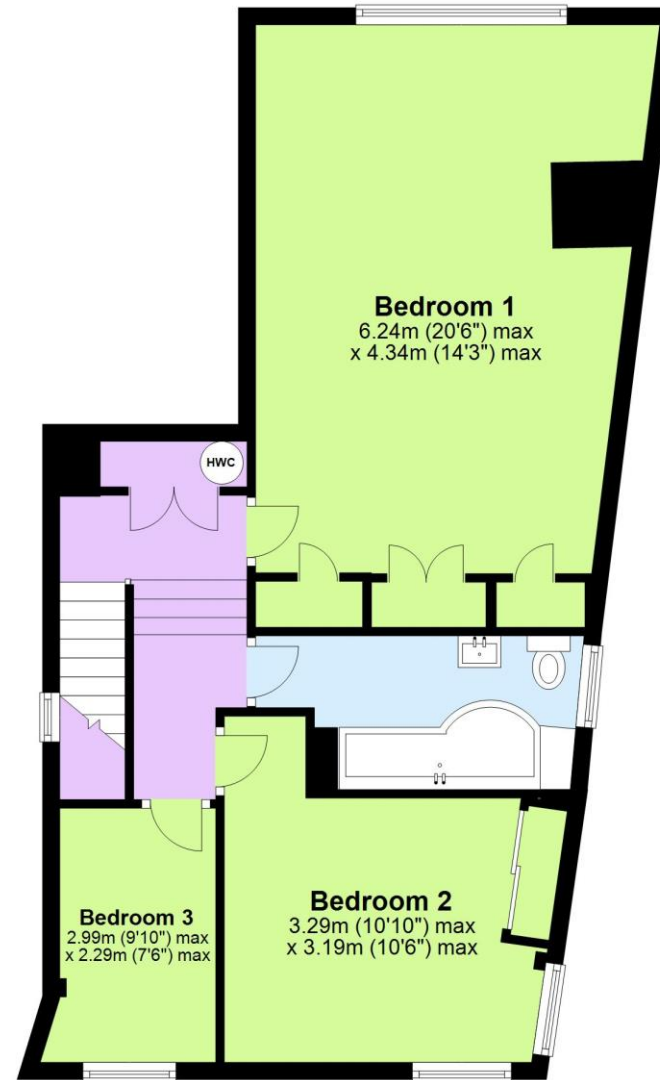
## First Floor

Approx. 66.1 sq. metres (711.3 sq. feet)



## Second Floor

Approx. 64.8 sq. metres (697.5 sq. feet)



Total area: approx. 130.9 sq. metres (1408.8 sq. feet)

