



Mount Sion, Tunbridge Wells



A beautifully presented Victorian terraced house in the heart of the 'Village' area of Tunbridge Wells, just 0.4 of a mile from the mainline station.

Situation

Situated just 0.4 of a mile from the mainline station and within easy reach of shops, boutiques and restaurants on the historic High Street and famous Pantiles.

The area is renowned for the quality of its schooling, both in the private and state sectors, including nearby Claremont Primary School and The Mead, Rosehill and Holmewood Preparatories. Options for older children include Mayfield, Tonbridge, Sevenoaks, Bennett Memorial and Grammars for boys and girls.

Sporting and recreational interests in the area are well served with a number of renowned golf courses, cricket and tennis clubs - including facilities at The Nevill, off nearby Warwick Park.

Distances

High Street 0.2 miles, Tunbridge Wells Station 0.4 miles, Pantiles 0.3 miles (All times and distances are approximate).



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The Property

The house is set back from the road with a beautifully planted front garden and decorative tiled path.

The property has been extensively refurbished blending a wealth of period features with modern touches for day-to-day living.

An impressive entrance hall with marble floor leads to the principal living areas on the ground floor. The sitting room is located at the front of the house with an attractive bay window and log burning stove. At the rear of the house is the well-appointed kitchen/ breakfast room with a range of neutral wall and base units, good-sized island with seating and a very useful walk-in larder. The kitchen has a wonderful outlook over the rear garden with access directly out to the decking. Stairs lead down from the kitchen to the fully tanked lower ground floor, used as a dining space by the current owners and also with access out to the garden.

The principal bedroom is located at the front of the house on the first floor with impressive, built-in storage and a wonderful bay window. Also on this level is a further double bedroom and a stylish family bathroom with roll top bath.

The second floor offers an attic double bedroom with en suite shower room.





Gardens and Grounds

The rear garden has been beautifully maintained by the current owners, bordered by established plants, shrubs and trees and featuring a characterful path leading to a summer house. A decked area adjoins the house leading seamlessly from the kitchen, ideal for alfresco entertaining. The garden also benefits from a rear gate leading to Mount Sion via a shared tway.

Directions (TNI ITN)

From our office on the High Street, proceed up the hill on Warwick Road and continue straight ahead onto Little Mount Sion. Continue to the very end and turn right onto Mount Sion where No.53 will be found after a short distance on the right hand side.

Property information

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

Local Authority Tunbridge Wells Borough Council Tel: 01892 526121

Council Tax Band E

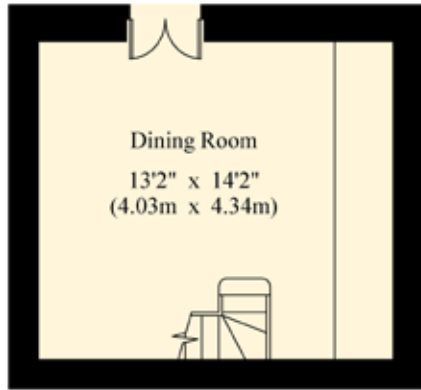
Tenure Freehold

Viewings Strictly by prior appointment with Knight Frank, LLP

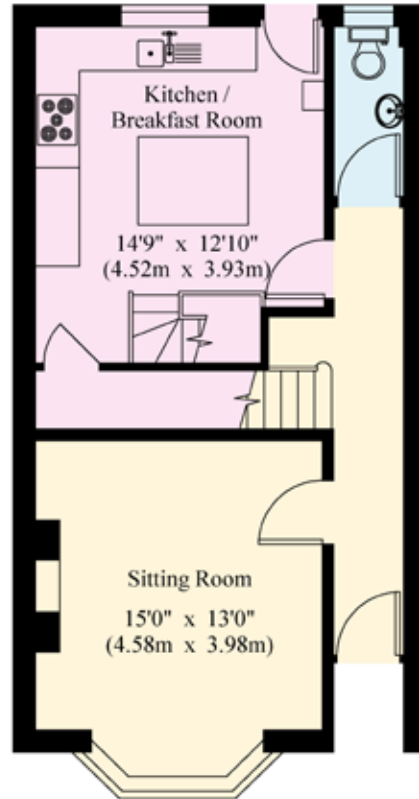
Approximate Gross Internal Floor Area

Total Area = 146.9 sq m / 1,581 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



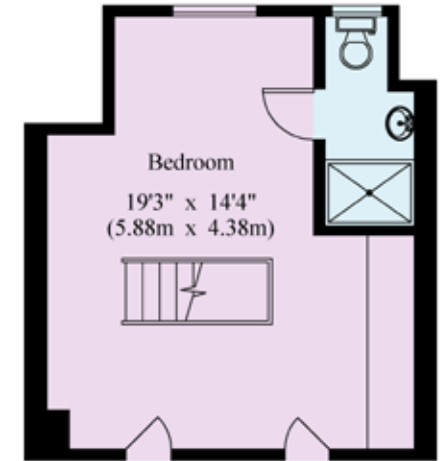
Lower Ground Floor



Ground Floor



First Floor



Second Floor
Eaves Access

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Particulars dated [March 2024]. Photographs and videos dated [March 2024].

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