



19 Brewer Street, Lamberhurst – TN3 8DW
Tunbridge Wells

Guide Price **£437,500**

bracketts
est. 1828



19 Brewer Street

Lamberhurst, Tunbridge Wells

Enviably located convenient to Lamberhurst's amenities, enjoying a semi-rural feel, backing towards fields and the River Tees, south facing to the rear in a no-through road. This terrace house has decorative cladding to its front elevation. The current owners have remodelled the garage building to afford a good-sized studio/home office which has a wood burner and bi-fold doors to the rear garden. Ground floor accommodation, Hall, tiled flooring, cupboard and staircase up, Kitchen, Shaker style units, generous L-shaped sweep of timber work surface with inset sink and electric hob, generous base units with cupboards, drawers, extractor and eye line store cupboards, oven and microwave, tiled floor, extended recessed storage beneath the staircase. Living Room, with full width bi-fold doors to the rear, modern wood burner, central and wall light option. First floor landing, with velux skylight, double doors to airing cupboards, high level storage, Bathroom, white suite with chrome fittings, bath with shower mixer and shower screen plus central taps, wash basin with cupboard beneath, WC, electric towel rail. Bedroom 1 with a window to rear, two double wardrobe with recessed storage over. Bedroom 2, window to front, electric panel heater. Bedroom 3, window to rear, electric panel heater outside. Garden is open plan to the front. Rear garden is south facing. A full width patio area adjacent to the property. A pond and steps leading to a lawned area. The path extending to the garage/workshop with off road parking in front.

Council Tax band: D

Tenure: Freehold





Brewer Street, Lamberhurst, Tunbridge Wells, TN3



Approximate Area = 956 sq ft / 88.8 sq m

Garage = 157 sq ft / 14.5 sq m

Outbuilding = 164 sq ft / 15.2 sq m

Total = 1277 sq ft / 118.5 sq m

For identification only - Not to scale

