



12 SUSSEX VIEW  
FRANT, TUNBRIDGE WELLS - £630,000



# 12, Sussex View

Frant, Tunbridge Wells, TN3 9BW

**Spacious Entrance Hall – Large Kitchen Diner With Integrated Appliances & Bi Fold Doors To Garden – Good Sized Living Room - Downstairs WC – Master Bedroom With En Suite Shower Room – Family Bathroom – Further Two Bedrooms – Shower Room – Home Office**

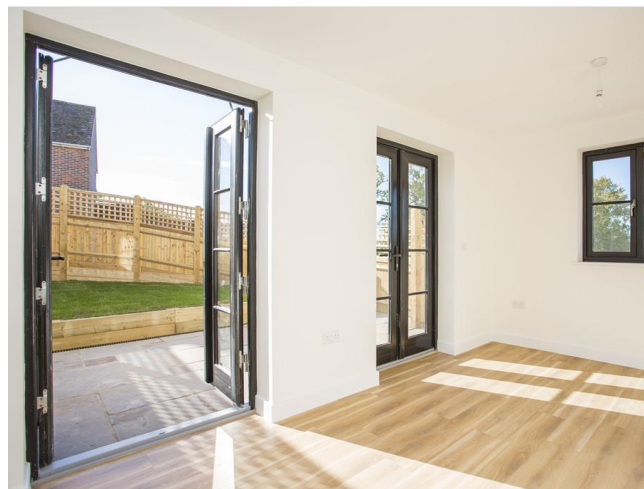
Sussex View is select development of 10 private family homes. With a range of house sizes built the traditional Abergavenny style set around a landscaped central green, Sussex View offers an idyllic village life, with its beautiful views, walks and village pubs. Sussex View enjoys easy access to excellent rail and road connections and wider range of high quality facilities in Royal Tunbridge Wells and the local area.

Plot 12 at Sussex View is a spacious three / four bedroom semi-detached home with far reaching views across Eridge Park, it is finished to a high standard with accommodation over three floors.

## **SPECIFICATION:**

### **KITCHEN:**

- Comprehensive kitchen from selected range with painted Shaker style doors
- Induction hob
- Integrated fridge-freezer
- Integrated dishwasher
- Integrated washer/dryer





- Double oven
- Silestone worktops with 100mm upstands
- Undermounted stainless steel sink
- Chrome mixer tap

#### **BATHROOMS:**

- Modern white sanitary ware with chrome mixer taps
- Black framed shower screens and over bath shower screens
- Wall hung vanity units with shaver points and fixed mirror above
- Separate showers where possible (see individual floor plans)
- Amtico luxury vinyl tiles to floors
- Metro style ceramic tiling to wet areas
- Heavy duty resin shower trays (see individual floor plans)
- Heated black electric towel rails

#### **SECURITY & PEACE OF MIND:**

- Mains smoke detectors
- Security locks to external doors & windows
- Build zone – 10 year warranty

#### **HOME ENTERTAINMENT & COMMUNICATION:**

- The houses are BT fibre enabled for high-speed broadband
- Living room, kitchen & bedrooms have TV points installed

#### **HEATING & LIGHTING:**

- Underfloor heating via gas boiler with zonal thermostatic room controls to ground floor and radiators to upper floors
- Pressurised hot water cylinder
- Downlights to kitchen areas

#### **JOINERY:**

- All skirting minimum 100mm, pencil round white painted
- Architraves minimum 60mm, pencil round white painted
- Painted semi solid or solid fire doors where required to all internal doors in a 5 panel vertical pattern
- Painted timber staircase with hardwood handrail

#### **WINDOWS & DOORS:**

- Hardwood painted double glazed windows throughout
- Painted hardwood french doors
- Entrance door - Painted hardwood composite entrance door

#### **DECORATION:**

- All walls painted in wiltshire white
- Plastered ceilings, painted white
- Painted woodwork in white

#### **HIGH QUALITY FINISHES:**

- Chrome front door furniture, including restraint chain, night latch, lever mortice
- Door furniture brushed chrome

#### **FLOORING:**

- Amtico luxury vinyl floor tiles to ground floor areas (excluding separate living rooms) as well as all bathrooms & shower rooms
- Carpet to all bedrooms, home office, separate living rooms, stairs & landings

#### **EXTERNAL FEATURES:**

- Extensive landscaping as per the planning consent
- Block paving to parking areas
- Patios & pathways in indian stone



**SITUATION:**

To live at Sussex View is to live in the beautiful and desirable village of Frant a few miles south of Royal Tunbridge Wells, with stunning views across Eridge Park and The Weald of Sussex beyond.

Frant is a very picturesque village set around a central green situated in the Wealden district of East Sussex, and renowned for its bustling community spirit and close proximity to the popular town of Royal Tunbridge Wells. The village itself has a small high street of period buildings, a village shop with café, village hall and hairdresser. There is a choice of two highly regarded and welcoming village pubs serving a delicious and comprehensive menu.

**TENURE:**

Freehold

Estimated estate charge: £683.62 per annum

We advise all interested purchasers to contact their legal adviser and seek confirmation of these figures prior to an exchange of contracts

**\*\*Garage included in purchase of the property on a 5 year lease\*\***

(Terms & Conditions apply)

**COUNCIL TAX:**

TBC

**VIEWING:**

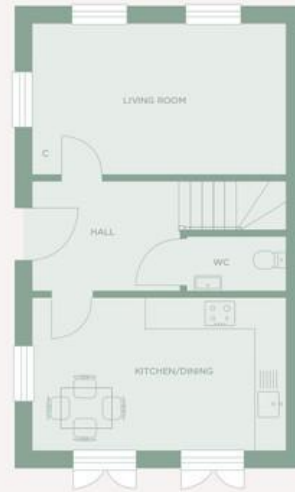
By appointment with Wood & Pilcher 01892 511211



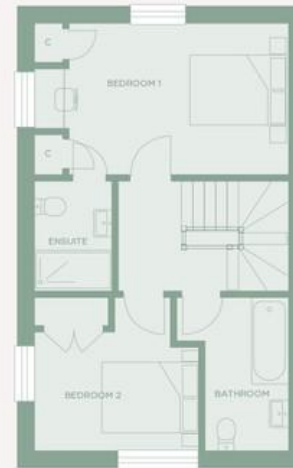
# FLOOR PLANS NUMBER 12

12

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



ROOM SIZES	METRES	FEET
Kitchen/Dining	5.0 x 3.0	16.4 x 9.8
Living	5.0 x 3.0	16.4 x 9.8
Bedroom 1	5.0 x 3.0	16.4 x 9.8
Bedroom 2	3.3 x 3.0	10.8 x 9.8
Bedroom 3	3.1 x 3.0	10.2 x 9.8
Home Office	3.1 x 3.0	10.2 x 9.8
<b>TOTAL</b>	<b>126m<sup>2</sup></b>	<b>1360ft<sup>2</sup></b>

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent

23 High Street, Tunbridge Wells,  
Kent, TN1 1UT  
**Tel: 01892 511211**

Email: [tunbridge.wells@woodandpilcher.co.uk](mailto:tunbridge.wells@woodandpilcher.co.uk)

BRANCHES AT CROWBOROUGH, HEATHFIELD,  
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

[www.woodandpilcher.co.uk](http://www.woodandpilcher.co.uk)



Sales, Lettings, Land & New Homes





**WOOD & PILCHER**

Sales, Lettings, Land & New Homes