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PILCHER**

*Sales, Lettings, Land & New Homes*



- 3 Bedroom Detached House
- Ripe for Modernisation
- Offered as Top of Chain
- St. Johns Location
- Off Road Parking & Car Port
- Energy Efficiency Rating: D

**East Cliff Road, Tunbridge Wells**

**£550,000**

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

## 21 East Cliff Road, Tunbridge Wells, TN4 9AE

Offered as top of chain and ripe with opportunities for further modernisation and development (STPP), a three bedroom detached family home with wrap around gardens, private parking, two good sized principal entertaining spaces and three good sized bedrooms. The property enjoys a spacious entrance hallway, ground floor WC, further upstairs bathroom and is located in an extremely popular St. Johns location. A glance at the attached photographs and floorplan will give an indication as to the nature of the property and also the work required. We consider this to be an excellent opportunity and would encourage all interested parties to make an immediate appointment to view.

Access is via a partially glazed double glazed door with four inset opaque panels leading to:

### ENTRANCE HALLWAY:

Areas of wood effect flooring, radiator, dado rail, picture rail, stairs to the first floor, wall mounted thermostatic control. Door to an understairs cupboard. Door to a further cupboard with generous storage space, areas of fitted coat hooks and opaque window to the side. Doors leading to:

### DINING ROOM:

Wood effect flooring, radiator, picture rail. Excellent space for dining table, chairs and associated furniture. Dual aspect with double glazed windows to front and side each with fitted roller blinds.

### LOUNGE:

Of a good size and with ample room for lounge furniture and for entertaining. Carpeted, radiator, picture rail. Feature fireplace with tiled hearth and surround. Shallow bay window to the side comprised of double glazed panels.

### KITCHEN:

A range of wall and base units with a complementary work surface. Inset one and a half bowl sink with mixer tap over. Space for various white goods. Wall mounted 'Worcester' boiler. Wood effect flooring, areas of wood effect panelling. Radiator, areas of fitted coat hooks, inset spotlights to the ceiling, cornicing. Double glazed windows to the rear.

### REAR LOBBY AREA:

Wood effect flooring, door leading to a shelved understairs storage space and also leading to:

### DOWNSTAIRS WC:

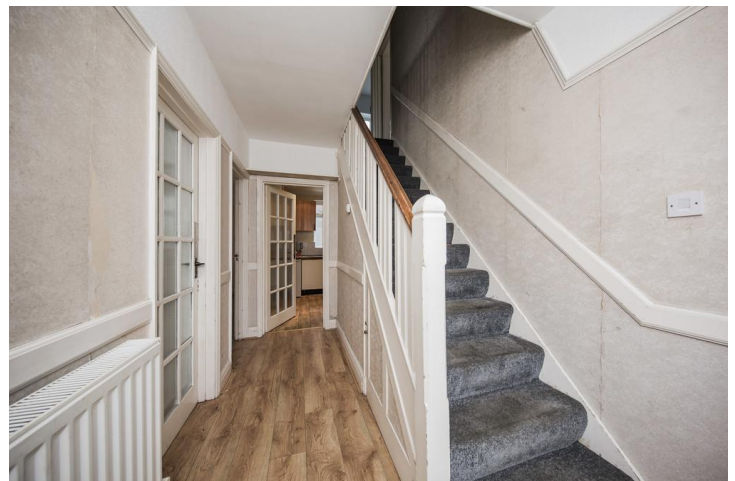
Low level WC, wood effect flooring, high level fitted shelf. Opaque window to side.

### FIRST FLOOR LANDING:

Carpeted, loft access hatch. Doors leading to:

### BEDROOM:

Carpeted, radiator, picture rail, fitted cupboard with areas of fitted shelving. Double glazed window to the front.





**BEDROOM:**

Wooden flooring, radiator, picture rail, textured ceiling. Dual aspect double glazed windows to front and side.

**BEDROOM:**

Wooden flooring, radiator, various media points, picture rail, textured ceiling. Fitted cupboard with areas of shelving and coat rails. Shallow bay window comprised of double glazed panels to the side. Door to:

**DRESSING ROOM AREA:**

Carpeted, door leading to storage cupboard with areas of fitted shelves. (This may have potential for conversion to an en-suite facility, subject to permissions being obtainable).

**BATHROOM:**

Fitted with a panelled bath with mixer tap over and double shower head over, fitted glass shower screen, pedestal wash hand basin with tiled splashback. Vinyl flooring, part tiled walls, wall mounted mirror fronted cabinet, towel radiator, inset spotlights to the ceiling. Opaque double glazed windows to the side.

**WC:**

Low level WC, vinyl flooring. Opaque double glazed window to the side.

**OUTSIDE:**

The property sits in a 'wrap around' plot with a brick wall and a cast iron gate leading to the pavement beyond. Paving stones to the front door and round to a side gate and parking area. Mostly laid to lawn with mature shrub plantings. There is an off road parking space for one vehicle and a car port to the side of the property with a further lower maintenance garden to the side and rear of the house.

**SITUATION:**

The property is located in the St. Johns quarter of Tunbridge Wells. To this end it offers ready access to not only the town centre itself with its wide mix of social, retail and educational facilities but also a number of well regarded schools at primary and grammar levels in the immediate area. Tunbridge Wells is rightly renowned for its historic architecture, individual nature and indeed its proximity not only to London via the A21 trunk road and railway lines but also the South Coast.

**TENURE:**

Freehold

**COUNCIL TAX BAND:**

E

**VIEWING:**

By appointment with Wood & Pilcher 01892 511211

**ADDITIONAL INFORMATION:**

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

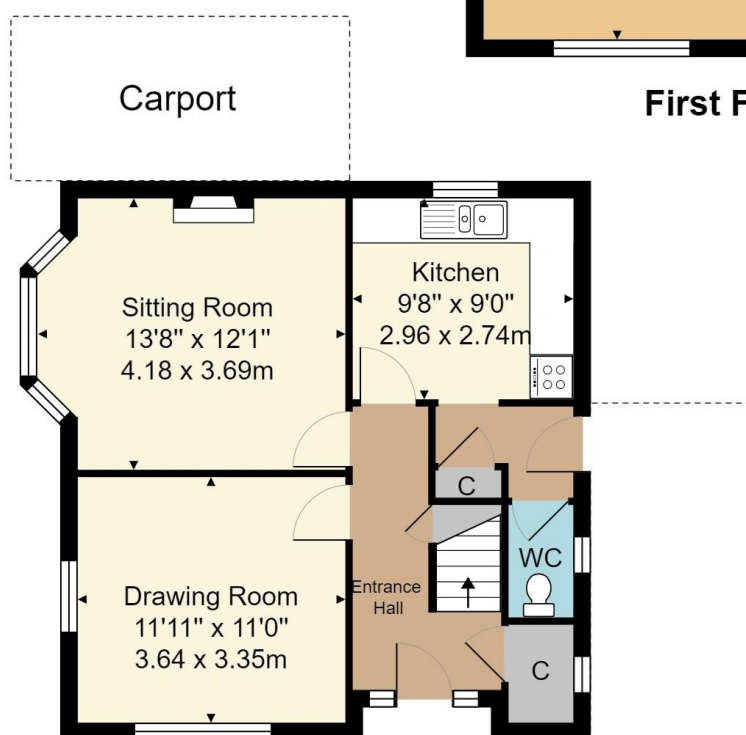
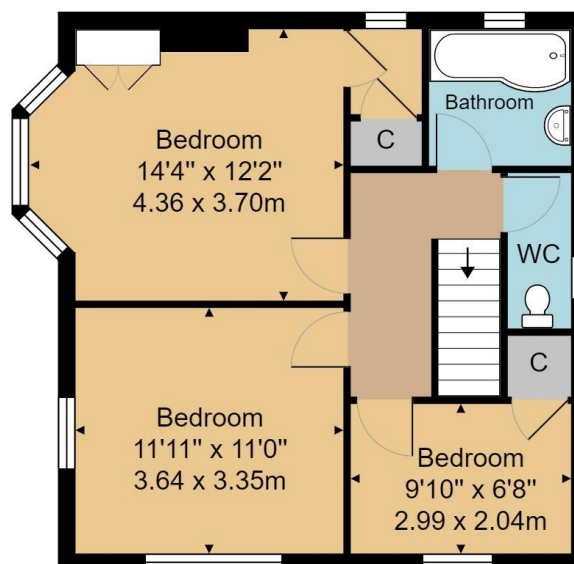
Flood Risk - Check flooding history of a property England - [www.gov.uk](http://www.gov.uk)

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Fired Central Heating



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	77 C
39-54	E		
21-38	F		
1-20	G		



Approx. Gross Internal Area 1049 ft<sup>2</sup> ... 97.5 m<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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