



BROADWATER COURT, BROADWATER DOWN

TUNBRIDGE WELLS - £925,000



5 Broadwater Court

Broadwater Down, Tunbridge Wells, TN2 5PB

Entrance Hallway - Cloakroom - Lounge With Feature Bay Window & Fireplace - Dining Room With Feature Bay Window - Downstairs Bedroom/Reception Room With En Suite Bath/Shower Room - Kitchen - Utility Room - First Floor Landing - 4 Bedrooms - Family Bath/Shower Room - Second Floor Bedroom/Study With En Suite Shower Room - Front Garden - Driveway Providing Parking For Several Vehicles - Integral Garage - Rear Garden With Summerhouse

Located on one of Tunbridge Wells premier roads and offering particularly generous and flexible accommodation over three storeys, a six bedroom family home with especially generous ground floor entertaining space, the advantage of a ground floor bedroom/reception room and en suite facility, good parking and a large second floor bedroom/study with a further en suite facility. Subject to the necessary permissions being obtainable, we consider there are ripe opportunities for further development of the property. As currently arranged, the property has a good sized entrance hall with ground a floor cloakroom and a large family sitting room open to a further dining area. The kitchen is of a good size with both kitchen and utility spaces and there is a large integral garage with further driveway providing generous off road parking. The property has the advantage of a ground floor bedroom with a generous en suite facility offering flexible living space and four good sized bedrooms on the first floor and further good sized bedroom with en suite on the second floor. The gardens are afforded good levels of privacy by retaining hedges.

ALL INTERESTED PARTIES SHOULD READ THE AGENTS NOTE AT THE END OF THE BROCHURE TO CLARIFY THE EXACT LOCATION OF THE PROPERTY.

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

ENTRANCE HALLWAY:

Carpeted, radiator, stairs to the first floor, feature recess with shelving, wall mounted burglar alarm control. Door leading to:





CLOAKROOM:

Fitted with a corner wash hand basin with mixer tap over and storage below, low level wc. Tiled floor, tiled walls, areas of fitted shelving, wall mounted radiator. Opaque double glazed window to the front.

LOUNGE:

Wood block flooring, two radiators, cornicing, textured ceiling. Excellent space for lounge furniture and for entertaining. Feature fireplace with stone mantle, surround and hearth. Space for a small table and chairs. Feature bay window to the front comprised of several sets of Georgian style double glazed windows. Georgian style double glazed French doors to the rear garden with further Georgian style double glazed windows to either side. Open to:

DINING ROOM:

Good areas of wood block flooring, good areas of fitted bookshelves. Good space for a large table and chairs. Feature bay window comprised of sets of Georgian style double glazed windows. Door to entrance hallway.

BEDROOM/RECEPTION ROOM:

Carpeted, radiator, cornicing. Plenty of space for a large bed and associated bedroom furniture. Georgian style double glazed windows to the rear.

GROUND FLOOR BATH/SHOWER ROOM:

Fitted with a wash hand basin with storage beneath, low level wc, panelled bath with mixer tap over and shower attachment, fitted shower cubicle with concertina glass screen and single head shower. Carpeted, tiled walls, wall mounted towel radiator. Door to linen cupboard with areas of fitted storage. Higher level Georgian style double glazed windows to the front and side. Further Georgian style double glazed window returning to the bedroom.

KITCHEN:

Fitted with a range of wall and base units and a complementary work surface. Inset one and a half bowl sink with mixer tap over. Integrated double electric oven and inset four ring 'Neff' gas hob with tiled splashback and extractor over. Integrated dishwasher. Space for a freestanding fridge/freezer. Vinyl floor, wall mounted thermostatic control. Georgian style double glazed windows to the rear. Decorative arch leading to:

UTILITY ROOM:

Fitted with a range of base units and a complementary work surface. Space for washing machine and tumble dryer. Vinyl floor, radiator, fitted wine rack and further areas of fitted shelving. Georgian style double glazed window to the rear.

GARAGE:

Accessed from a door in the kitchen. Space for 1 vehicle and generous storage beyond, electrical consumer unit, various meters, wall mounted boiler.

FIRST FLOOR LANDING:

Carpeted. Door to an understairs cupboard housing the electric water cylinder. Georgian style double glazed windows to the front. Doors leading to:

BEDROOM:

(Currently used as a snug). Carpeted, radiator. Areas of fitted wardrobes, small vanity table, wall mounted mirror. Good space for large bed and associated bedroom furniture. Georgian style double glazed windows to the front.

BEDROOM:

Carpeted, radiator. Good areas of fitted wardrobes. Good space for large bed and associated bedroom furniture. Georgian style double glazed windows to the rear.

BEDROOM:

Carpeted, radiator, various media points. Good space for large bed and associated bedroom furniture. Double glazed windows to the front.

BEDROOM:

Carpeted, radiator. Good areas of fitted shelving. Space for bed and associated bedroom furniture. Georgian style double glazed windows to the rear.

BATH/SHOWER ROOM:

Fitted with a corner shower cubicle with sliding glass screen and single head shower attachment, low level wc, panelled slipper bath with mixer tap over, wash hand basin inset to vanity unit with storage below. Carpeted, tiled walls, wall mounted radiator, loft access hatch, inset spotlights to the ceiling. Opaque double glazed windows to the rear.

SECOND FLOOR:**BEDROOM/STUDY:**

(Currently used as a study area). Carpeted, areas of sloping ceiling, doors to under eaves storage. Good areas of fitted wardrobes and storage. Higher level Georgian style double glazed windows to the rear and Georgian style part bay window to the front with fitted roller blinds. Door leading to:

EN SUITE SHOWER ROOM:

Fitted with a low level wc, corner shower cubicle with electric shower and sliding glass doors, wall mounted wash hand basin with mixer tap over and storage below. Carpeted, areas of sloping ceiling, panel leading to under eaves storage, wall mounted electric radiator, extractor fan.

OUTSIDE FRONT:

Driveway with excellent parking for several vehicles and useful turning circle leading to an integral garage. Beyond this, set to lawn with deep and high shrub borders and a further area of fencing with another deep shrub bed adjacent to the house with areas of rose, hydrangea and other shrub plantings. Cast iron gate leading to a courtyard with clothes drying space, bin storage, firewood storage etc. A path then leads to the rear gardens.



OUTSIDE REAR:

Good areas of low maintenance paving to the immediate rear of the property with steps leading down to a garden level which is set principally to lawn with deep shrub borders affording excellent privacy and a detached wooden Summerhouse with further storage. There is a further path which leads along the side of the property returning to the front gardens.

SITUATION:

The property is located on Broadwater Down towards the southerly side of central Tunbridge Wells. The road offers good access towards the lower end of the town centre as well as roads leading out to open areas of Wealden countryside and East Sussex. Tunbridge Wells itself has an excellent mix of social, retail and educational facilities including a number of active sports and social clubs, two theatres, a good number of independent retailers, restaurants and bars between the Pantiles and Mount Pleasant with further retail opportunities principally at the Royal Victoria Place and associated Calverley Road with further activity at the North Farm retail park. The town has well regarded schools at primary, secondary, independent and grammar levels. There are two main line railway stations offering fast and frequent services to London termini and the South Coast.

TENURE:

Freehold

COUNCIL TAX BAND:

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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

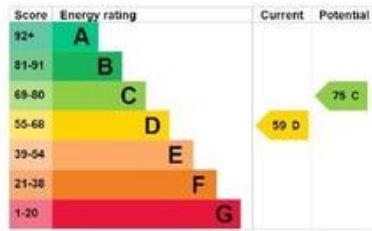
Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Fired Central Heating

AGENTS NOTE:

The entrance to No.5 Broadwater Court is via a five bar gate leading from the driveway of No. 44 Broadwater Down. To this end, interested parties should pass through the entrance to No. 44 Broadwater Down and bear hard right into the entrance of No. 5 Broadwater Court.





Second Floor



Ground Floor



First Floor

Approx. Gross Internal Area 2147 ft² ... 199.5 m²

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.

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.

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