



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- 1 Bedroom Attached Property
- Offered as Top of Chain
- High Specifications Throughout
- Bi-Fold Doors to Courtyard Garden
- Allocated Parking Space
- Energy Efficiency Rating: C

Homewood Road, Langton Green

£325,000

woodandpilcher.co.uk



The Black House, Homewood Road, Langton Green, Tunbridge Wells, TN3 0HH

Effectively hidden from everyday activity but centrally located in Langton Green an unusual and most impressive one bedroom attached property with a large open plan lounge/dining and kitchen area, a spacious bedroom and further contemporary styled bathroom. The property has a run of bi-fold doors to the rear opening onto a private courtyard garden set to stone chippings and perhaps most interestingly of all - an allocated parking space to the front, sitting atop a remote controlled turntable allowing owners to avoid the inconvenience of a three point turn.

Access is via a solid door to:

ENTRANCE LOBBY:

Good areas of wood effect flooring, generous storage space for shoes etc. Open to:

LARGE OPEN PLAN LOUNGE/DINING/KITCHEN AREA:

Higher ceiling heights with inset Velux panel and further lantern, wall mounted electric radiator, various media points. Ample space for lounge and dining room furniture and entertaining. A bank of double glazed bi-folding doors to the rear opening to a courtyard garden with retaining wooden fencing and stone chippings.



Fitted with a contemporary styled kitchen with wall and base units and a complementary worktop. Inset sink with mixer tap over. Integrated electric oven, inset four ring gas hob with feature splashback and extractor hood over. Integrated fridge. Boiler inset to a cupboard, good general storage space.

BATHROOM:

Wall mounted wash hand basin with mixer tap over and feature tiled splashback, slipper bath with tile panelling and further part tiled walls, fitted glass shower screen and two shower head over, low level WC. Feature tiled floor, inset spotlights. Higher level Velux window.

BEDROOM:

Good areas of wood effect flooring. Ample space for a large bed and associated bedroom furniture. Higher level storage space and lower level wardrobe with areas of fitted coat rails and further general storage space, inset spotlights to the ceiling. Double glazed window to the front with fitted blind.

OUTSIDE FRONT:

Interestingly and uniquely the property has off road parking to the front on a rotating space that negates the need for driver to do a three point turn or more! Please speak to Wood & Pilcher for further information.

OUTSIDE REAR:

To the rear is a courtyard garden with retaining wooden fencing and stone chippings.

SITUATION:

The property is located behind a run of shops and houses in central Langton Green. To this end it has ready access to local facilities including a number of everyday convenience shops and a run of well regarded restaurants and public houses. Tunbridge Wells itself is approximately 2 miles distant with a far wider range of social, retail and educational facilities. The property is situated close to a bus route as well as the Centaur bus line running to Canary Wharf in London.

TENURE: Freehold

COUNCIL TAX BAND: C

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, Electricity & Drainage

Heating - LPG Central Heating

AGENTS NOTE:

Viewers should be advised that the property is somewhat hidden. Our best advice is to park by the parade of shops at Langton Green near to the cafe or Angel convenience store. At the end of this terrace, turn right onto a unmade road and turn right again when you see the house sign 'Garfield'. The property will then be immediately in front of you.

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