



REDCLIFFE PLACE
TUNBRIDGE WELLS - £750,000



2 Redcliffe Place

Tunbridge Wells, TN2 5GQ

**Entrance Hallway - Cloakroom - Lounge - Open Plan
Dining/Kitchen - Garden Room - First Floor Landing -
Master Bedroom With En-Suite Shower Room & Balcony -
Two Further Bedrooms - Family Bathroom - Courtyard
Gardens - Private & Visitors Parking**

Well located towards the southerly side of Tunbridge Wells town centre and beautifully positioned to take full advantage of the amenities at both the Pantiles and Old High Street, a recently constructed three bedroom town house offered to the highest of standards with both private and visitors parking, courtyard gardens and with high specifications throughout. The property was built by Beechcroft Homes some three years ago and still enjoys a good balance of the NHBC guarantee. As currently arranged, the property has an attractive ground floor layout with a good sense of flow and with a spacious sitting room leading directly to a contemporary styled kitchen/diner with a further study/garden room beyond. There is also a ground floor WC and the real benefit of underfloor heating on both floors. On the upper floor there are three bedrooms and a family bathroom with the principal bedroom enjoying not only an en-suite shower room facility but also a private balcony. Properties at Redcliffe Place lend themselves traditionally toward professional occupiers or often downsizers, most especially because there is a requirement that all permanent residents are aged 18 years or above.

Access is via a partially glazed double glazed door with an inset opaque panel to:

ENTRANCE HALLWAY:

Wood effect flooring, stairs to the first floor, wall mounted thermostatic control, wall mounted electrical consumer unit, comicing, inset LED spotlights. Door leading to:

CLOAKROOM:

Low level WC, wall mounted wash hand basin with tiled splashback, mixer tap over and storage below, wood effect feature tiling, wall mounted mirror and light, wall mounted coat hooks, extractor fan. Doors to a utility cupboard with space for stacking washing machine and tumble dryer. Door to an understairs storage space.

LOUNGE:

Of a good size with ample space for lounge furniture and entertaining. Feature electric fireplace with polished stone mantle, hearth and surround. Wood effect flooring, comicing, various media points. Georgian style double glazed windows to the front. Partially glazed double French doors to:

OPEN PLAN DINING & KITCHEN AREA:

Feature wood effect tiled floor, generous space for a large dining table and chairs and associated furniture. Inset LED spotlights to the ceiling.



The kitchen is of an attractive, contemporary style with white wall and base units and a complementary polished stone surface. Feature island with generous storage space. Inset four ring 'Bosch' hob with adjacent extractor and a breakfast bar space with seating for 3/4 people. Inset double electric 'Bosch' oven and integrated microwave. Inset one and a half bowl stainless steel sink with mixer tap over. Integrated fridge and freezer and space for freestanding fridge/freezer. Generous areas of fitted shelving. Georgian style double glazed window to the rear. Further partially glazed double French doors leading to:

GARDEN ROOM:

Feature wood effect tiled floor, space for lounge or study furniture as is appropriate, inset LED spotlights to the ceiling, wall mounted thermostatic control. Double glazed French doors with fitted blinds to the rear garden and further double glazed windows with fitted blinds overlooking the rear garden.

FIRST FLOOR LANDING:

Carpeted, wall mounted thermostatic control, loft access hatch, large cupboard with areas of fitted shelving. Doors leading to:

BEDROOM:

Carpeted, wall mounted thermostatic control. Space for single bed and associated bedroom furniture. Georgian style double glazed window to the rear with fitted Roman blind.

BEDROOM:

Carpeted, comicing. Space for a large bed and associated bedroom furniture. Two areas of fitted wardrobes. Door leading to a shower room and a step up to double glazed French doors leading to a balcony.

BALCONY:

Feature tiling, retaining wood and steel railings, space for garden furniture and plant pots etc.

SHOWER ROOM:

Low level WC, wall mounted wash hand basin with mixer tap over, wall mounted mirror and light, walk-in double shower cubicle with two shower heads. Tiled floor, good areas of storage, wall mounted towel radiator.

BEDROOM:

Carpeted, comicing, wall mounted thermostatic control. Good space for double bed and associated bedroom furniture. Two areas of fitted wardrobes. Double glazed windows to the front with fitted blinds.

FAMILY BATHROOM:

Fitted with a wash hand basin with mixer tap over and storage below, low level WC, wall mounted mirror and light, panelled bath with fitted shower screen and single head over. Feature tiled floor, wall mounted cabinet, inset LED spotlights to the ceiling, extractor FAN. Opaque double glazed window to the front with fitted blind.

OUTSIDE FRONT:

Cobblestone path leading to the front door with areas of bedding to either side.



OUTSIDE REAR:

The rear garden is a sub divided area, the section adjacent to the property has good areas of paving to the immediate, side and rear of the property affording space for garden furniture and entertaining. Bedding and mature shrub plantings. Otherwise set to lawn with further seating space, a combination of retaining brick walls and wooden fencing and further mature shrub and rose plantings. There is a picket gate leading to some stairs which lead down to the car park and across from here is a further area of lawn with retaining picket fencing and walling and further attractive mature shrub plantings.

PARKING:

The property enjoys both allocated and visitors parking.

SITUATION:

The property is located towards the south side of central Tunbridge Wells and enjoys ready access to many of the towns most highly regarded independent retailers, restaurants and bars alongside the general facilities at the Pantiles, Chapel Place and the Old High Street. Equally nearby are open areas of Sussex countryside. Tunbridge Wells itself has an excellent mix of social and retail facilities including two theatres and a number of sports and social clubs and further primarily multiple retail opportunities at both the Royal Victoria Place and North Farm Retail Park. The town has two main line railway stations serving London termini and the South Coast and equally good access to the A21 trunk road that leads to the M25.

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

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Fired Central Heating

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

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Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B		
69-80	C	87 B	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

Total Area: 117.6 m² ... 1266 ft² (excluding balcony)

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.