



CUMBERLAND WALK
TUNBRIDGE WELLS - £850,000



18 Cumberland Walk

Tunbridge Wells, TN1 1UJ

Four Storey Period Townhouse For Extensive Refurbishment - Entrance Lobby - Entrance Hall - Study/Bedroom - Sitting Room - Lower Ground Floor - Cloakroom - Dining Room Open Plan To Space For A Large Kitchen - Separate Utility Room - First Floor Landing Leading To Three Rooms - Second Floor Landing Leading To Four Rooms - South Westerly Facing Rear Bay Windows - Small Garden - Single Parking Bay - Partial Plumbing For Central Heating - No Kitchen Or Bathroom - Prime Conservation Area Within Old 'Village' Part Of Royal Tunbridge Wells

Set within a very exclusive position within the heart of Royal Tunbridge Wells is where you will find this substantial semi detached period Villa with accommodation over four floors, all requiring extensive refurbishment and only suitable for cash buyers as there is no kitchen or bathroom currently in the property which would be a requirement of most mortgage lenders. The property itself offers an incredible amount of scope and potential with flexible accommodation and an opportunity to create an amazing home tailored to your own tastes and requirements. The property still retains many of its original period features including fireplaces, cornices, panelled doors and sash bay windows, with some more recent works including the creation of an open plan kitchen area and dining room by the removal of a dividing wall and a partially installed central heating system. Externally there is a small south westerly facing rear garden and to the front is a parking bay with space for parking a single vehicle. The property is offered with vacant possession, and we would encourage interested applicants to arrange an immediate appointment to view, as this truly is quite a unique opportunity and will be extremely popular with homeowners and developers alike.





The accommodation comprises. Panelled entrance door to:

ENTRANCE LOBBY:

Side window, wall mounted 'Worcester' gas fired boiler (untested). Door to:

ENTRANCE HALL:

Radiator, window to rear.

STUDY/BEDROOM:

Window to front, ceiling rose and cornice, radiator. Marble fireplace with cast iron grate.

SITTING ROOM:

A generous well proportioned room with large south westerly facing bay window, two radiators, picture lights. Marble fireplace with cast iron grate, ceiling rose and cornice.

Stairs and door from the entrance hall lead down to:

LOWER GROUND FLOOR:

Side window, tiled floor, rear panelled entrance door giving access to the garden, radiator.

CLOAKROOM:

WC, wash hand basin, towel rail/radiator, two windows.

DINING ROOM:

Ceiling rose and cornice, two radiators, fireplace, south westerly facing bay window. New open aspect created by the removal of a dividing wall leading to:

FORMER KITCHEN AREA:

Built-in cupboards, cast iron Range set into the chimney breast. Window to rear and part glazed door to:

UTILITY ROOM:

Tiled floor, radiator, space for fridge/freezer, washing machine etc. Part glazed roof.

Stairs from entrance hall to:

FIRST FLOOR LANDING:

Window to rear.

ROOM:

Front window, partially plaster boarded.

BEDROOM:

Front window, radiator, marble fireplace with cast iron grate, coving, built-in cupboard, bedside lighting, hot water tank and associated plumbing (all untested and unsure of whether it is connected or not).

BEDROOM:

South westerly facing bay window, coved ceiling, two radiators. Marble fireplace with cast iron grate and tiled cheeks.

Stairs from first floor landing to:

SECOND FLOOR LANDING:

Side window, access to loft space.

ROOM:

Window to front, plaster boarding to walls, radiator.

BEDROOM:

Window to front, radiator, coved ceiling, fireplace with cast iron grate.

INNER HALL:

Windows to rear and side.

INTERNAL ROOM:

Partially created including fireplace with cast iron grate, various plumbing connections.

BEDROOM:

South westerly facing rear bay window, two radiators.



OUTSIDE REAR:

Small garden area requiring cultivation, part fenced and part walled, rear gate leading to a small twitten which leads to the town centre. Path leading up to the rear entrance.

OUTSIDE FRONT:

Parking bay providing a parking space for a single vehicle situated directly opposite the property.

SITUATION:

Cumberland walk forms a very secluded location ideal for those that want a quiet retreat whilst being within a few 100 yards walking distance of the historic Pantiles, famous for its pavement cafes, restaurants and bars, the Old High Street with its independent boutiques and retailers and main town centre, where many of the High Street names are represented. For the commuter traveller the station is only a short walk and offers fast and frequent services to both London and the South Coast. Tunbridge Wells also has two theatres a selection of sports and social clubs and a number of highly regarded educational facilities at primary, secondary, independent, and grammar levels.

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, Drainage

Heating - None (central heating part installed)

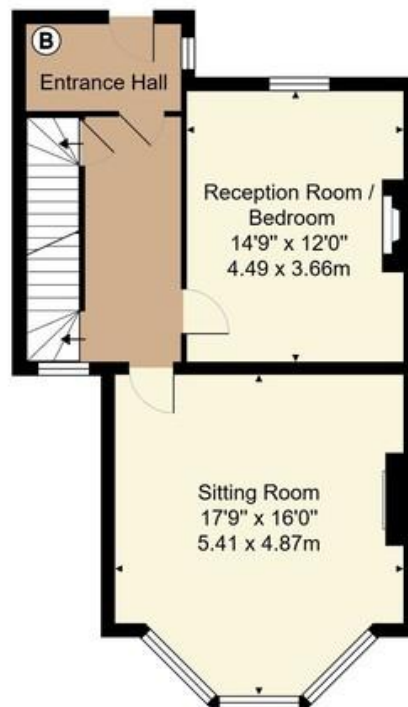
Restrictions - Conservation Area

Rights and Easements - Private Road





Lower Ground Floor



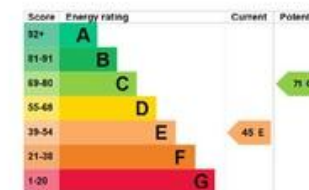
Ground Floor



First Floor



Second Floor



Approx. Gross Internal Area 2541 ft² ... 236.1 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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