



9 Upper Grosvenor Road

Tunbridge Wells, TN1 2DU

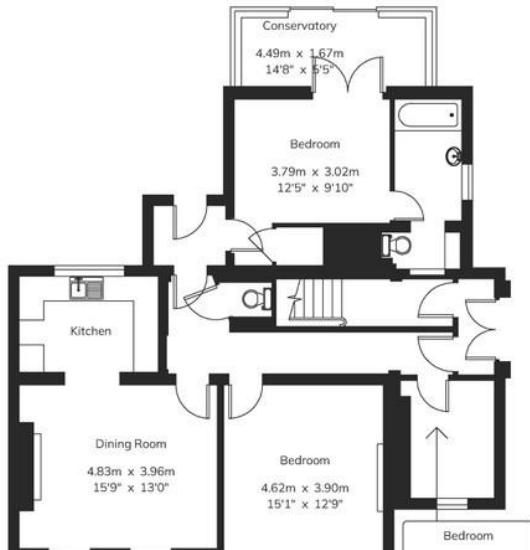
► SUMNER PRIDHAM ◀

A substantial detached Victorian House in a prominent and convenient location within walking distance to the town, central station, Primary and Secondary schools including the Grammars. Also benefitting from a large plot providing ample parking and including out buildings.

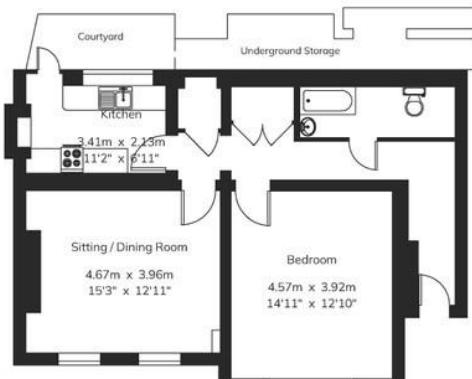
The house is currently divided into 3 self-contained flats but is considered to be suitable for a large family house. The property also offers development potential.

Guide price £1,100,000 Freehold *Vacant Possession*





Ground Floor



Lower Ground Floor

9 Upper Grosvenor Road

Flat A - Gross Internal Area : 68.9 sq.m (741 sq.ft.)
 Underfloor Storage - Gross Internal Area : 9.0 sq.m (96 sq.ft.)
 Flat B - Gross Internal Area : 106.6 sq.m (1147 sq.ft.)
 Flat C - Gross Internal Area : 82.4 sq.m (886 sq.ft.)



First Floor



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The Property

- ◆ Large Victorian property which we consider could be made into a superb family house.
- ◆ Currently arranged as 3 separate apartments with good sized rooms.
- ◆ 3 bedroom ground floor flat with immediate access out to its own garden.
- ◆ 2 bedroom first floor flat retains the original staircase.
- ◆ Large 1 bedroom lower ground floor flat.
- ◆ The rear of the plot has received a positive pre-application response for a pair of 2 bedroom semi-detached houses plus a 3 bedroom detached house from Tunbridge Wells Borough Council.
- ◆ Walking distance to town centre (0.1 miles) with its shops, restaurants and parks, mainline station (1 mile) and schools (1 mile)

Proposed Accommodation

Pair of 2-bedroom semi-detached - 937 sq ft - each
 Single 3-bedroom detached house - 1260 sq ft

Existing Accommodation - front building

Lower ground floor flat - 1 bedroom - 741 sq ft (plus stores - 96 sq ft)
 Raised ground floor garden flat - 3 bedroom - 1147 sq ft
 1st floor - 2-bedroom flat - 886 sq ft

Viewing

Strictly by appointment only through joint sole agents Sumner Pridham 01892 516615 info@sumnerpridham.co.uk



Joint-Sole Agent ~ Durlings 01892 552500