



## 9 Upper Grosvenor Road

Tunbridge Wells, TN1 2DU

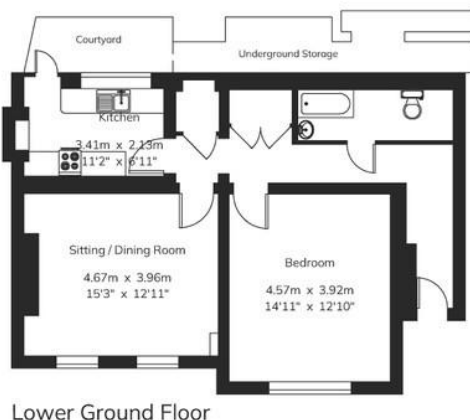
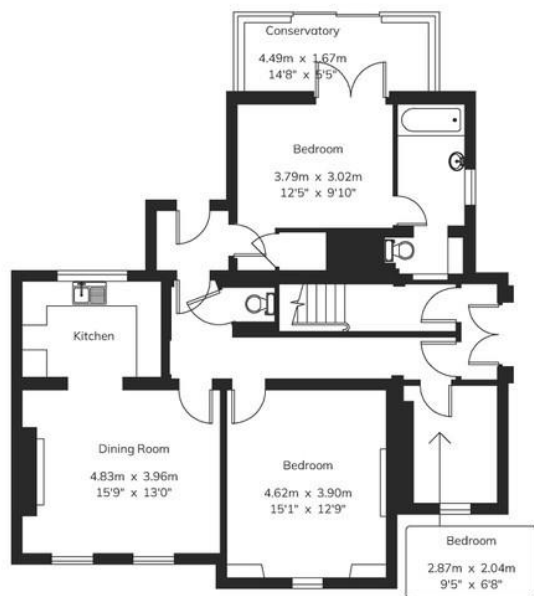
► SUMNER PRIDHAM ◄

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\***





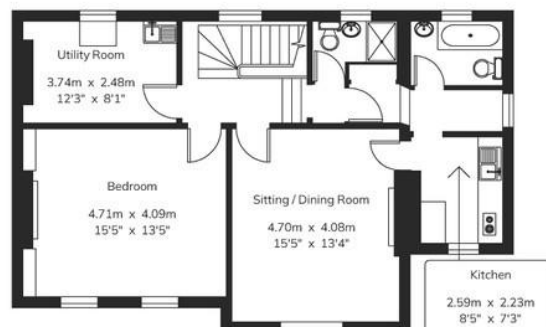
## 9 Upper Grosvenor Road

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.)



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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

1<sup>st</sup> floor - 2-bedroom flat - 886 sq ft

### Viewing

Strictly by appointment only through joint sole agents Sumner Pridham  
01892 516615 [info@sumnerpridham.co.uk](mailto:info@sumnerpridham.co.uk)



Joint-Sole Agent ~ Durlings 01892 552500

