



**4 Regent Place**  
Tunbridge Wells, Kent

\*Chain Free\* An impressive and spacious Townhouse with views of the countryside situated in a prestigious development with driveway, garage, secluded private garden, and situated in a convenient location within walking distance of the town centre, mainline station, and Dunorlan Park.

## Guide price £850-£895,000 Freehold

### Situation

The property is situated in a desirable and quiet location, enjoying a convenient position within walking distance of the town centre and mainline railway station, and Dunorlan Park.

Tunbridge Wells is renowned for its excellent range of amenities, including the Royal Victoria shopping centre, cinema complex and theatres. The town is also well known for the historic Pantiles and its open spaces and parks, and there are a number of well regarded state and independent schools in the area, including grammar schools for both girls and boys.

For the commuter, Tunbridge Wells mainline station is only a short walk away, and provides a regular service to London Bridge, Charing Cross and Cannon Street in under an hour. The A21 is also within close proximity and links with the M25.

### Description:

An impressive and spacious Townhouse providing versatile accommodation over three floors having been improved still further by the current owners to include engineered Oak flooring in most areas of the home.

Arranged over three floors the accommodation includes, on the ground floor; a good sized entrance hall with adjacent large storage cupboard; a utility space with a range of wall and base units, complementary work surfaces, stainless steel sink, space for both a wine fridge and washing machine, and attractive wall and floor tiling; a downstairs w/c, a separate well-proportioned study; a spacious dining room which is open plan to the kitchen, with three double glazed windows to the rear and French doors providing access to the garden in addition to a good deal of natural light; and a kitchen with a wide range of wooden wall and base units, complementary polished granite work surfaces, integrated Miele oven, inset induction hob with splashback and extractor, integrated microwave, inset 1 ½ bowl sink with mixer tap over, and space for a fridge/freezer.

On the first floor is a landing with high ceiling level creating a tremendous sense of space; a spacious living room extending to almost 22ft (6.58m), featuring a Juliet balcony with attractive views toward Dunorlan Park; and two bedrooms with the principal bedroom benefiting from an ensuite bathroom featuring a bath, separate walk in shower, low level w/c, tow wash basins both with mixer taps over, and attractive wall and floor tiling. On the top floor are two further bedrooms both with fitted wardrobes, with the larger of the two (extending to over 21ft/6.54m) having a Juliet balcony with double glazed French doors. Also on this floor is an additional bathroom featuring a panelled bath with mixer tap over and separate shower attachment, low level w/c, hand basin with mixer tap over, and attractive tile flooring. Adjacent to the bathroom is a cupboard housing a large water cylinder and washing machine.

To the front of the property is parking for 2/3 vehicles, with an electric car charging point. To the rear is a secluded low maintenance garden ideal for outdoor entertaining.

**Services:** Mains water and electricity. Gas central heating.

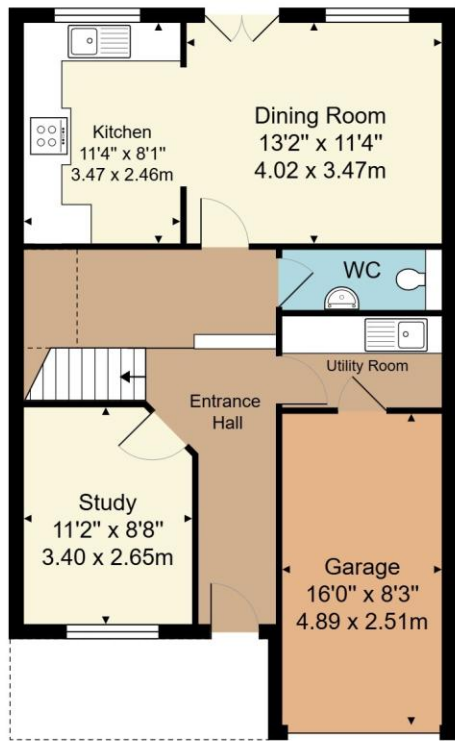
**Local Authority:** Tunbridge Wells Borough Council

**Council tax band:** G

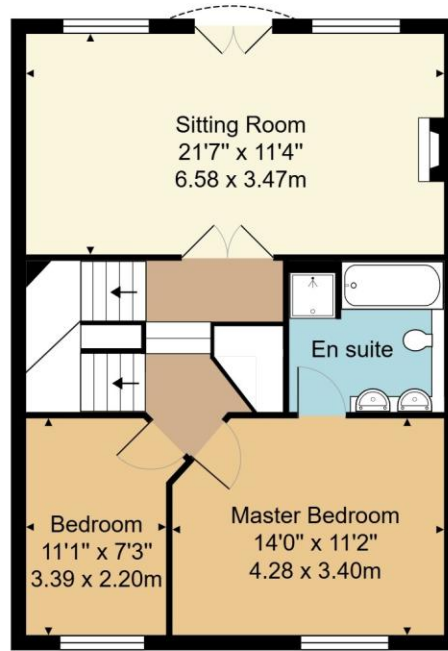
**Current EPC Rating:** C

**Property address:** TN2 4UP





**Ground Floor**



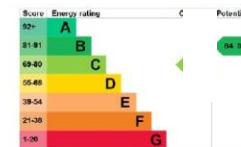
**First Floor**



**Second Floor**

Approx. Gross Internal Area 2023 ft<sup>2</sup> ... 187.9 m<sup>2</sup> (Includes Garage)

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 produced as a general guide only. All descriptions, photographs, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact. The agents have not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Items shown in photographs are not necessarily included in the sale. Room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances or carpets. Descriptions of any property are obviously subjective and the descriptions contained herein are used in good faith as an opinion.



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