



2 East Cross, Tenterden, Kent TN30 6AD

2 EAST CROSS, TENTERDEN, KENT TN30 6AD

Guide Price: £400,000 - £450,000

Stylish Grade II Listed 4/5 bedroom maisonette in the heart of Tenterden, full of charm, character and potential, ideal as a home or investment, with a nearby leased parking space and no onward chain.

Occupying a highly sought-after position in the town centre, this exceptional Grade II Listed maisonette is a home of considerable character, surprisingly generous proportions and exciting potential. Arranged over three floors, the accommodation, which extends to circa 2,300 square feet in total, has a house-like feel, with beautiful period features and a wealth of charm.

Currently operating as a successful high-end holiday let, the property offers an appealing investment opportunity, while equally lending itself to a stylish permanent home, a characterful weekend retreat or an ideal lock-up-and-leave. There is also a small courtyard garden and south-facing balcony, providing valuable outdoor space. An added bonus is that the current owner leases a nearby parking space, with permission for the arrangement to be transferred to the incoming owner.

With Tenterden's independent shops, cafés and amenities quite literally on the doorstep, the lifestyle appeal of this beautiful property is undeniable. It is also offered CHAIN FREE.

SITUATION: This property is situated in a prime location just a few steps from the picturesque High Street of Tenterden, which is well known for its abundance of independent shops, small cafes and restaurants. It also boasts a beautiful tree lined avenue and an abundance of historic buildings. In addition, there is a comprehensive range of national High Street shopping names, leisure and health facilities. The area is well served for transport links. Headcorn Station offers services to London taking about an hour and Ashford International has the high-speed service to London St Pancras (about 37 minutes). Tenterden is served by several bus routes to the surrounding towns and villages.

WarnerGray, 13 East Cross, Tenterden, Kent TN30 6AD
Tel.01580 766044 email: info@warnergray.co.uk

WarnerGray



A gate opens into the small courtyard, with space for a bench, pots and storage if desired. The front door leads into the entrance hall and useful utility area, with sink, space for a stacked washer/dryer and excellent storage. The inner hall continues this, providing ample room for prams, bikes, coats, boots, bags, golf clubs and other everyday essentials often difficult to accommodate in a period home.

Stairs rise to the main living accommodation. The first floor is particularly impressive, with a large reception landing leading to the principal rooms. The kitchen / breakfast room is well equipped with a contemporary range of units and integrated appliances, with ample room for a large dining table.

There are two bedrooms on this floor, including a generous principal bedroom with glazed doors opening onto a small south-facing balcony, together with an en-suite shower room.

The second bedroom is currently used as a bedroom but, with three further bedrooms on the floor above, could equally provide an excellent study, dressing room or additional reception space. A further bathroom serves this floor.

The outstanding living / dining room is a particularly characterful space, with exposed beams and timbers, an attractive brick fireplace and two bay windows with fitted window seats overlooking Tenterden High Street. The generous proportions provide plenty of room for comfortable seating and dining.

The second floor provides three further bedrooms, two of which enjoy views across the nearby recreational ground. One has the benefit of an en-suite shower room, while the largest bedroom has a vaulted ceiling with exposed beams and access to a particularly useful walk-in loft/storage area. This provides excellent additional storage as it stands, although it could potentially offer scope to create a dressing room or en-suite, subject to the necessary consents.

Services

Mains: water, electricity and drainage. Electric heating. EPC: E. Local Authority: Ashford Borough Council. Council Tax Band: tba.

Agents Note

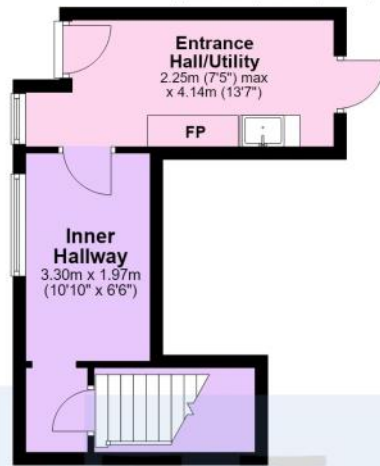
We understand the apartment will be sold with the benefit of a new 999-year lease and that the apartment incorporates two flying freeholds.

The apartment owner is responsible for the structure and interior of the upper parts, entrance and ground-floor elements, and there is therefore no service charge. The shop tenant is responsible for the structural and interior elements of the shop, including the ground-floor demise and basement. The freeholder insures the building, with the apartment owner contributing a proportionate share of the insurance cost.

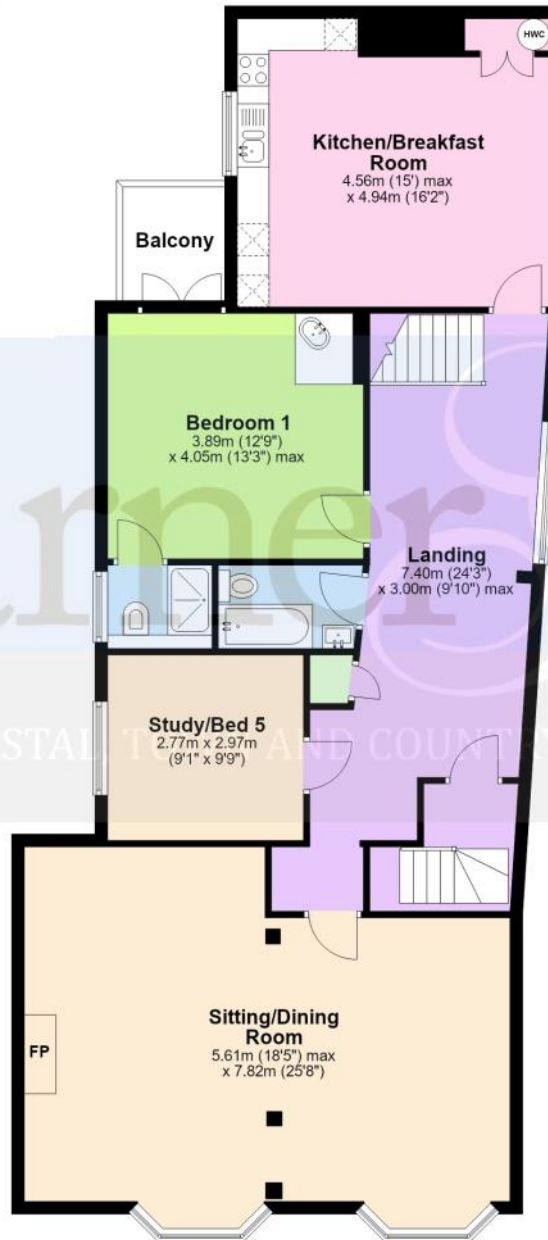
Location Finder what3words: [///bikes.radically.luck](https://www.what3words.com/#!/bikes.radically.luck)



Ground Floor Approx. 20.7 sq. metres (222.7 sq. feet)



First Floor Approx. 123.1 sq. metres (1325.2 sq. feet)
(excluding Balcony)



Second Floor

Approx. 74.7 sq. metres (804.0 sq. feet)



Total area: approx.
218.5 sq. metres
(2351.9 sq. feet)

The floorplan is not drawn to scale and any doors, windows and other internal features are merely intended as a guide. All measurements are approximate. These particulars are produced in good faith but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of WarnerGray, their clients and any joint agents have any authority to make any representation of warranty whatsoever in relation to this property. Photographs are reproduced for general information purposes only and do not imply that any item is included in the sale with the property, it should be noted that we have not tested the services, appliances, fixtures or fittings which may be referred to, all prospective buyers are advised to satisfy themselves that such are in working order. It should not be assumed that the property has all the necessary planning, building regulations or other consents regarding alterations.



