



**NAPIER ROAD**

**TUNBRIDGE WELLS - £435,000**



**WOOD & PILCHER**  
Sales, Lettings, Land & New Homes

78 Napier Road  
Tunbridge Wells, TN2 5AT

Entrance Lobby - Lounge With Feature Fireplace - Dining Room - Kitchen/Breakfast Room With French Doors - First Floor Landing - Three Bedrooms - Bathroom - Low Maintenance Front & Rear Gardens - Permit Parking

Offered a top of chain and located in the Hawkenbury quarter of Tunbridge Wells, a three bedroom semi detached period property with ready access to highly regarded local parks, the town centre and well-regarded schools. The property enjoys use of a local permit parking scheme and, subject to permissions being obtainable, we consider there is excellent potential for further development in the form of a side return. A glance at the attached floorplan and photographs will give a feel of the both a space and flexibility available with this house and to this end we encourage interested parties to make an immediate appointment to view.

Access is via a partially glazed door with two inset opaque panels to:

**ENTRANCE LOBBY:**

Areas of exposed pine floorboards, stairs to first floor, doors to:

**LOUNGE:**

Of a good size and with room for lounge furniture and entertaining, good areas of exposed pine floorboards, picture rail. Feature cast iron fireplace with tiled hearth, fitted shelf to one side of the chimney breast with cupboard below and various media points. Bay window to the front comprised of three sets of sash windows which are part opaque.

**DINING ROOM:**

Good areas of exposed pine floorboards and ample room for a dining table and chairs, dado rail, radiator, generous areas of fitted cupboards, door to large understairs cupboard. Sash window to rear. Partially glazed door to:



**KITCHEN/BREAKFAST ROOM:**

Of a good size and with room for a breakfast table and chairs. Feature tiled floor, areas of wooden panelling, inset spotlights to ceiling, partially glazed door to side.

Fitted with a range of wall and base units with a complementary polished stone work surface. Butler sink with mixer tap over. Integrated dishwasher, integrated washing machine, integrated microwave, inset double electric oven and inset four ring gas hob with extractor over and tiled splashback. Space for fridge freezer. Wall mounted thermostatic control for underfloor heating. Sash window to the side with a fitted blind, further part opaque window to side with a fitted blind, French doors to side with fitted blinds.

**FIRST FLOOR LANDING:**

Fitted carpet, dado rail, loft access hatch, doors to:

**BEDROOM:**

Carpeted, radiator, picture rail, space for double bed and associated bedroom furniture, over stairs cupboard. Period sash windows to front with a fitted blind.

**BATHROOM:**

WC, panelled bath with mixer tap over and further shower over, fitted shower curtain rail, wash hand basin with mixer tap over and storage below. Feature tiled floor, radiator, areas of wooden panelling, door to large cupboard, electric shaver point. Opaque window to the side.

**BEDROOM:**

Carpets, radiator, dado rail. Sash window with fitted blind.

**BEDROOM:**

Carpets, radiator, dado rail, space for bed and associated bedroom furniture. Sash window with fitted blind.

**OUTSIDE FRONT:**

Essentially lower maintenance with some bedding areas and a concrete path running from the pavement to the front door and side gate beyond. Brick retaining walls with iron railing and iron gate.



### OUTSIDE REAR:

Of a low maintenance paved style with space to the side of the house suitable for a side return subject to permissions being obtainable. Further excellent space to the rear with retaining wooden fencing, a detached shed and deep shrub borders. There is a gate to the park at the rear.

### PERMIT PARKING:

All interested parties are requested to liaise directly with Tunbridge Wells Borough Council to confirm availability of parking permits for the area.

### TENURE:

Freehold

### COUNCIL TAX BAND:

C

### 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](http://www.gov.uk)

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Fired Central Heating

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.



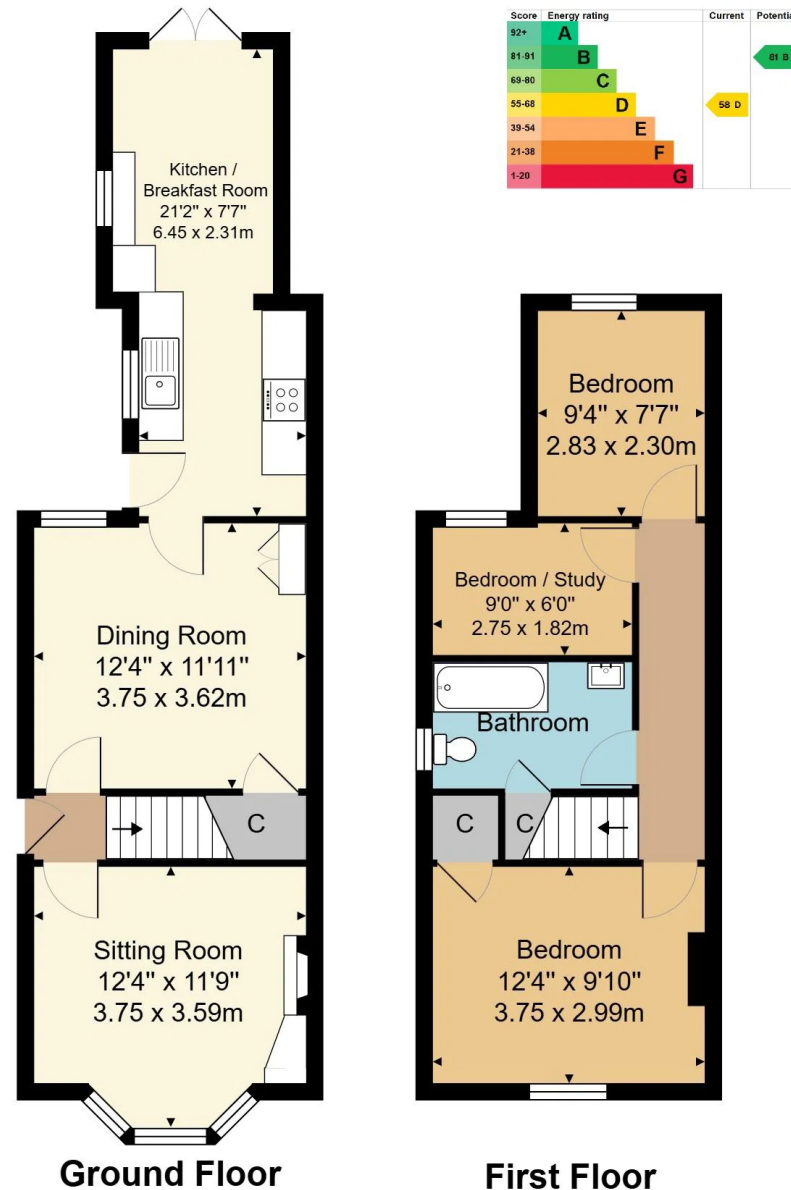
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Approx. Gross Internal Area 863 ft<sup>2</sup> ... 80.2 m<sup>2</sup>

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.