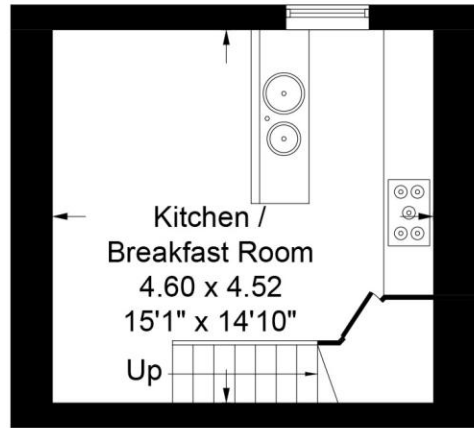
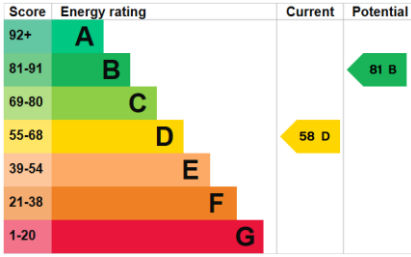
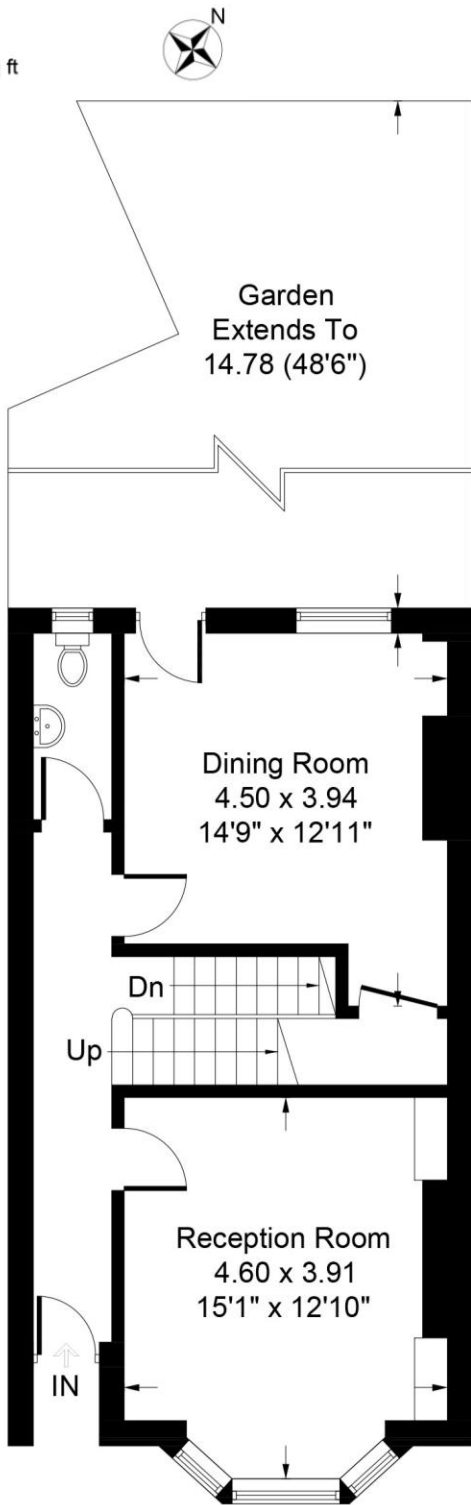


Mount Sion, TN1

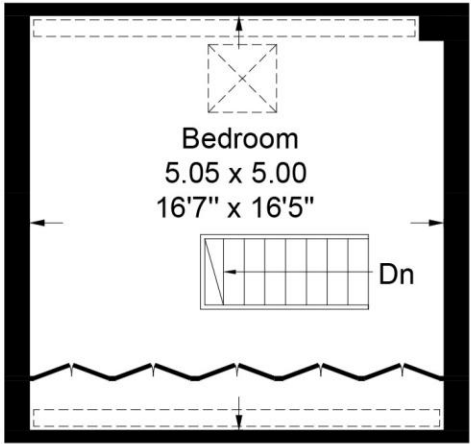
Approximate Gross Internal Area = 142.7 sq m / 1536 sq ft



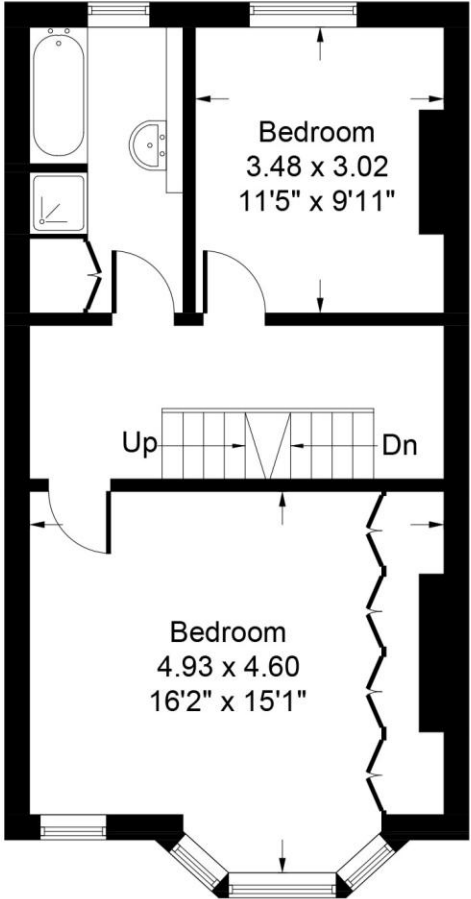
Lower Ground Floor



Ground Floor



Second Floor



First Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.
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Agents Note: Whilst every care has been taken to prepare these particulars they are for guidance purposes only. If there are any points of particular importance to you please contact the office. Any areas, measurements or distances are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon. It should not be assumed that the property has all necessary planning, building regulations or other consents. Sumner Pridham have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



47 Mount Sion

Tunbridge Wells, TN1 1TN

SUMNER PRIDHAM

A handsome period town house, occupying a central location within walking distance to The Grove and High Street. Features include large well-proportioned rooms with tall ceilings, an attractive garden and within 5 minutes' walk of the central station.

Covered Porch, Hall, Cloakroom, Sitting Room, Dining Room, Kitchen/Breakfast Room, 3 Bedrooms, Bathroom, Gas Fired Central Heating, Front and Rear Gardens, Permit Parking Available

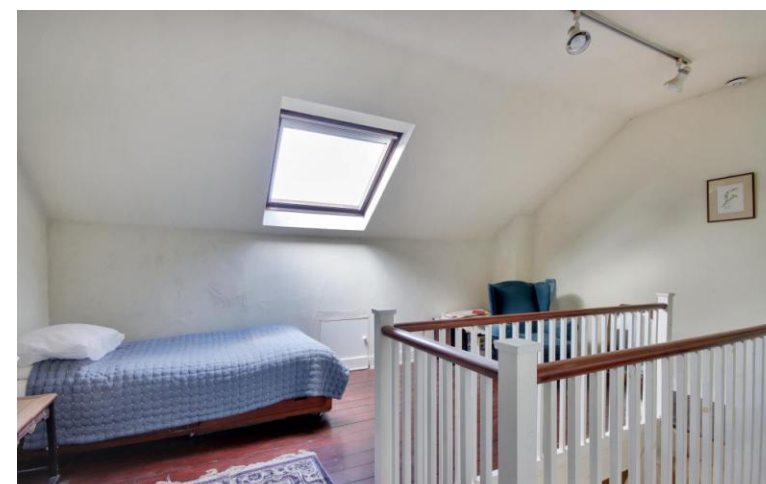
£795,000 Freehold





Property Description

- ◆ A fine example of a bay fronted Victorian town house.
- ◆ Well-maintained with many period features intact, including large sash windows and moulded cornices to ceilings in principal rooms.
- ◆ Flexible accommodation arranged over four floors.
- ◆ Covered porch with front door leads to a spacious hall with period staircase to the first floor landing and includes the original polished handrail.
- ◆ Attractive sitting room with large double glazed wooden sash windows in the bay, working fireplace with fitted bookshelves either side and tall ceiling including central ceiling rose.
- ◆ Ground floor cloakroom off the hall with low-level WC, window, tiled floor and half tiled walls.
- ◆ Well-proportioned dining room with double glazed wooden glazed sash window and original door leading out to a delightful garden.
- ◆ Staircase leading down to kitchen/breakfast room with double glazed casement window to rear, fitted work surfaces and built-in pantry cupboard.
- ◆ Appliances include a range cooker, plumbing for a dishwasher, washing machine and space for a tumble dryer.



- ◆ Attractive panelling to a peninsular bar and matching panelled walls with fitted bookshelves with lattice covered radiator beneath.
- ◆ Quarry tiled flooring.
- ◆ Attractive first floor landing with a fitted bookcase at one end and staircase leading to the second floor.
- ◆ Large principal bedroom with an attractive outlook to the front and featuring a bay and additional sash window. Full width range of fitted wardrobes. Agents Note. This room is currently being used as an artist studio.
- ◆ Bedroom 2 enjoys an attractive outlook over the rear garden with painted period fireplace.
- ◆ Bath/shower room with separate shower cubicle, bath, low-level WC, washbasin and window to the rear.
- ◆ Staircase from the landing leading to the second floor bedroom with sloping ceilings, eaves storage cupboards and skylight to the rear.

Outside

- ◆ Set back from Mount Sion with a low wall and productive garden and path to the covered porch.
- ◆ The rear garden has a separate access leading into Mount Sion. An attractive rear garden with a good sized brick paved patio leading out to an established area of raised borders with mature shrubs and a row of pollarded lime trees providing privacy.

Situation

- ◆ An attractive and central location adjacent to The Grove.
- ◆ Ideally suitable for buyers looking to be within easy walking distance to the High Street, Pantiles and the central station.

Practicalities

- ◆ Tunbridge Wells Borough Council Tax Band E.
- ◆ All main services connected.

Viewing

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

