



REGENT PLACE, KINGSWOOD ROAD
TUNBRIDGE WELLS - GUIDE PRICE £800,000 - £850,000



**4 Regent Place
Kingswood Road, Tunbridge Wells, TN2 4UP**

**Entrance Hallway - Utility Space - Integral Garage -
Study - Cloakroom - Dining Room - Kitchen - Landing
Area - Lounge - Bedroom With En-Suite - Further
Bedroom - Second Floor Landing - Bathroom - Two
Bedrooms - Generous Off Road Parking - Low
Maintenance Rear Gardens**

Located in the St. Peters quarter of Tunbridge Wells - close to Dunorlan Park and forming part of a popular and upmarket development - a three storey, four bedroom townhouse with generous parking and good entertaining space. The property was originally designed with a number of impressive internal flourishes, these have been enhanced by the current owners to include the recent addition of engineered oak flooring in most areas and an attractive, contemporary colour scheme. The property is best assessed with reference to the floorplan - it offers excellent flexibility, a valuable study and pretty views from the first floor lounge. A glance at the attached photographs will give an indication of the quality of this proposition.

Access via solid door with inset opaque panel to:

ENTRANCE HALLWAY:

Area of fitted coir matting, recently fitted engineered oak floor boards, radiator, inset spotlights to ceiling, contemporary style dado rail. Large understairs storage space. Two steps down to lower hallway, steps returning to first floor with carpet runners, door to:

UTILITY SPACE:

Range of wall and base units with complementary work surface, tiled floor, part tiled walls, inset stainless steel sink with tap over, space for wine fridge, space for washing machine, extractor fan, door to:

INTEGRAL GARAGE:

With up and over electric door and housing the central vacuum system, there is power and a water tap as well as room for a single vehicle.





STUDY:

Engineered oak flooring, radiator. Bank of double glazed windows to front with fitted roller blind, space for large desk & associated study furniture. Various media points.

CLOAKROOM:

Low level WC, wall mounted wash hand basin with mixer tap over. Engineered oak flooring, part tiled walls, radiator, cornicing, extractor. Solid door to:

DINING ROOM:

Engineered oak flooring, space for a large table and chairs and for dining room furniture, radiator, inset spotlights and cornicing. Bank of three double glazed windows to rear with fitted roller blind and double glazed French doors to rear garden. Open to:

KITCHEN:

Engineered oak flooring, radiator, cornicing, inset spotlights to ceiling. Wooden wall and base units with complementary polished granite work surface. Space for fridge/freezer. Integrated 'Miele' electric oven and inset four ring 'Miele' induction hob with splashback & 'Miele' extractor over. Inset one and a half bowl sink with mixer tap over. Integrated microwave, good general storage. Three double glazed windows to rear with fitted roller blind.

LANDING AREA:

Engineered oak flooring, radiator, wall mounted entry phone, attractive design with higher ceiling levels. Steps from landing returning to **SECOND FLOOR:**

LOUNGE:

Of a good size and with ample room for lounge furniture and entertaining. Inset spotlights, radiator, feature recess with wooden mantle and surround, cornicing. Double glazed doors to Juliet balcony. Three double glazed windows to either side of balcony, each with Juliet blinds, views across neighbouring gardens toward Dunorlan Park.

BEDROOM:

Engineered oak flooring, space large bed & associated furniture, radiator. Three double glazed windows to front. Door to:

EN-SUITE:

Walk-in shower with single shower head, panelled bath with mixer tap over, low level WC, two wash hand basins each with mixer taps over. Tiled floor, radiator, tiled walls cornicing, inset spotlights to ceiling, extractor fan, wall mounted electric shaver point.

BEDROOM:

Engineered oak flooring, radiator. Bank of three double glazed windows to front with fitted roller blinds, space for single bed and associated furniture.

Stairs to **SECOND FLOOR:**

Engineered oak flooring, high level ceiling with Inset Velux window. Doors to:

BATHROOM:

Wash hand basin with mixer over and storage below, panelled bath with mixer tap over and shower head attachment. Tiled floor, inset spotlights to ceiling, areas of higher level sloping ceiling, door to under eaves storage area, door to cupboard housing large water cylinder, washing machine, wall mounted electric towel radiator, shaver point.

BEDROOM:

Engineered oak flooring. Space for bed and associated furniture, bank of fitted wardrobes, high level sloping ceiling. Velux window to rear.

BEDROOM:

Engineered oak flooring, space for large double bed and associated furniture, small seating area. Fitted wardrobes. Juliet balcony to front with double glazed French doors.

OUTSIDE FRONT:

Generous off road parking for 2/3 vehicles with electric car charging point, door to integral garage.

OUTSIDE REAR:

Of a low maintenance paved design with ample room for garden furniture and entertaining, two steps up to a further raised patio level. Retaining wooden fencing and hedging. External tap, external power point.

SITUATION:

Regent Place forms part of an upmarket development adjacent to Dunorlan Park just off Kingswood Road in the St. Peters quarter of Tunbridge Wells. It is a peaceful and private location but still offering good access to Tunbridge Wells town centre as well as the Nuffield Hospital on nearby Kingswood Road. Dunorlan Park is famous as a local beauty spot with good walking and recreational areas and forms a peaceful buffer around the development.



Tunbridge Wells itself has a wide range of social, retail and educational facilities including a number of sports and social clubs, a host of primarily multiple retailers in the Royal Victoria Place Shopping Mall and nearby North Farm Retail Park with an impressive run of independent retailers, restaurants and bars located principally between Mount Pleasant and the Pantiles. The town has a mainline railway station offering fast and frequent services to both London termini and the South Coast.

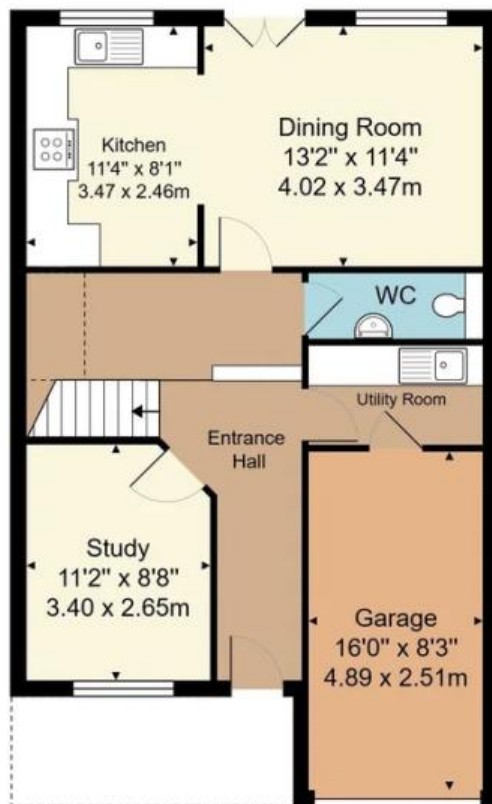
TENURE:
Freehold

COUNCIL TAX BAND:
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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
Services - Mains Water, Gas, Electricity & Drainage
Heating - Gas Fired Central Heating





Ground Floor



First Floor



Second Floor

Approx. Gross Internal Area 2023 ft² ... 187.9 m² (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 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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