

KINGS ESTATES
PROFESSIONALS IN PROPERTY



8 St. Peters Street

Tunbridge Wells, TN2 4UX

Occupying an attractive position overlooking the church, this beautifully presented two bedroom, two reception period home offers an exceptional blend of character, warmth and contemporary style. Thoughtfully updated whilst retaining many original features, the property enjoys light filled accommodation, elegant proportions and a wonderful sense of charm throughout.

Tenure: Freehold

Council Tax Band: C

EPC Energy Efficiency Rating: D

- Beautifully Presented Period Home
- Walking Distance of the Town, Train Station, Parks & Sought After Schools
- Two Double Bedrooms
- Stylish First Floor Bathroom with Roll Top Bath & Separate Shower
- Two Reception Rooms & Downstairs WC
- Well Appointed Kitchen With Granite Worktops
- Attractive South Facing Courtyard Garden
- Character Features Blended With Contemporary Style
- Views Overlooking The Church
- Sought After St Peters Central Location





THE PROPERTY

Approximate Gross Internal Area: 803 Sq Ft / 74.6 Sq M

The sitting room is a particularly inviting space with a feature fireplace, fitted cupboard and shelving within the chimney recesses, wood flooring and a sash style double glazed window to the front aspect framing attractive views towards the church. Picture rails further enhance the character of the room and create a lovely sense of period detail.

To the rear, the dining room is equally appealing with an attractive cast iron fireplace, wood flooring and sash style double glazed window overlooking the garden.

An open archway leads seamlessly through to the kitchen, creating an ideal layout for both day to day living and entertaining. The kitchen itself is fitted with a range of sleek white gloss wall and base units complemented by granite work surfaces incorporating a circular sink unit and four ring ceramic hob with extractor above. There is a built in electric oven, integrated fridge and freezer, space and plumbing for a dishwasher, tiled flooring, ceiling downlighters and a door leading directly out to the garden. A particularly useful addition is the ground floor WC positioned to the rear of the kitchen.

On the first floor, the principal bedroom enjoys lovely views towards the church through a sash style double glazed window and features an attractive cast iron fireplace, fitted wardrobe, picture rail and wood flooring. The second bedroom overlooks the rear garden and benefits from a built in cupboard, picture rail and wood flooring.

The bathroom is a real feature of the home, fitted with a stylish Victorian inspired white suite including a roll top bath and separate shower enclosure with Fired Earth tiles. Slate tiled flooring, ceiling downlighters and a useful built in laundry cupboard with space and plumbing for a washing machine further enhance the practicality of the space.

Outside, the property enjoys pretty gardens to both the front and rear, with the south facing courtyard garden providing a lovely private space to relax or entertain during the warmer months.

Parking permit available for on-street parking for 2 vehicles, plus option to buy visitor spaces.


THE LOCATION

Enjoying a highly desirable central Tunbridge Wells setting, this attractive home is perfectly positioned for those seeking convenience, lifestyle and excellent schooling. The town centre is within easy reach, offering an extensive range of shopping, cafés, restaurants and leisure facilities, along with the historic Pantiles, renowned for its charming Georgian colonnade, independent eateries and regular events throughout the year.

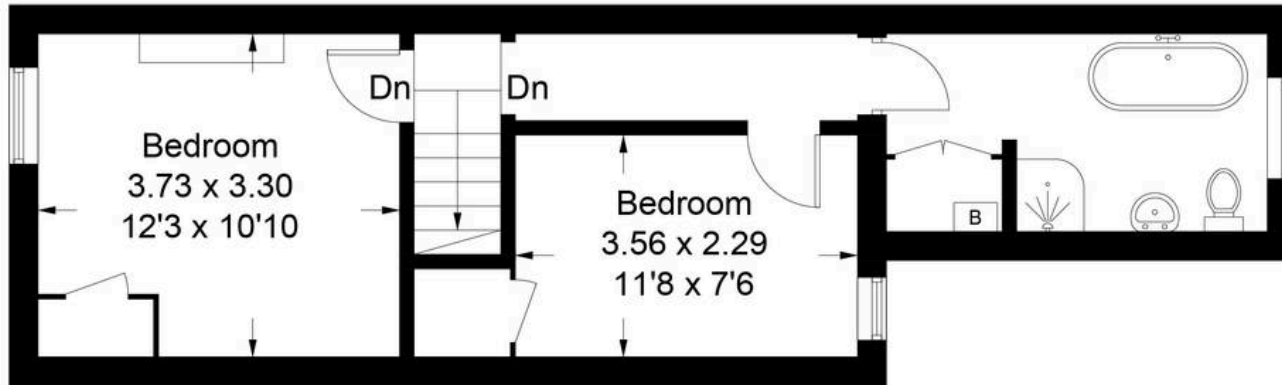
For day to day convenience, Dunorlan Park Stores can be found at the end of the road, ideal for picking up everyday essentials, whilst commuters will appreciate the accessibility of Tunbridge Wells mainline station with its regular services to London. Nearby recreational facilities include the popular Nevill Golf Club, Tunbridge Wells Lawn Tennis Club and the beautiful open spaces of Dunorlan Park, perfect for walking, recreation and family outings. Hawkenbury is also close by, offering further shopping, sporting facilities and a strong sense of community.

Families are particularly well served, with the property ideally positioned between several highly regarded primary schools including Claremont Primary School, St James' Church of England Infant & Junior Schools, and St Peter's Church of England Primary School, together with the excellent range of sought after grammar and independent schools for which Tunbridge Wells is so well known.

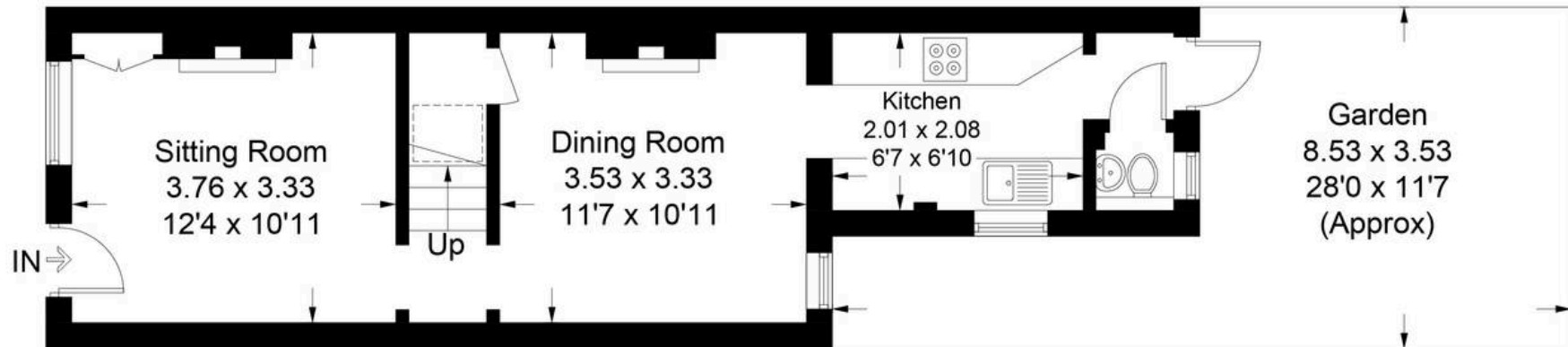


 = Reduced headroom below 1.5m / 5'0

Approximate Gross Internal Area = 74.6 sq m / 803 sq ft



First Floor



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1299444)

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