



HUNGERSHALL PARK

TUNBRIDGE WELLS - GUIDE PRICE £950,000 - £1,000,000



**4a Hungershall Park
Tunbridge Wells, TN4 8ND**

A substantial three bedroom ground floor garden apartment in a prestigious private residential area. Internal lobby Leading To Entrance Hall - Sitting Room With Large Bay Window, Fireplace & Access To Adjoining Double Glazed Conservatory - Kitchen/Breakfast Room Complete With Oven & Hob - Large Principal Bedroom With Bay Window - Second Double Bedroom With Garden Views - Third Bedroom/Study With Access To Utility Cloakroom - Shower Room With White Suite - Private Ownership Of The Extensive Rear Gardens In The Region Of 0.75 Of An Acre (Unmeasured) Including A Part Walled Orchard & Various Outbuildings - Detached Double Garage - Gas Central Heating - An array Of Features Including High Ceilings, Deep Skirting Boards, Sash Windows With Internal Shutters & The Wonderful Wrought Iron Rear Veranda - Vacant Position - No Forward Chain

An exceptional opportunity to acquire a substantial three-bedroom ground floor apartment, set within one of Royal Tunbridge Wells' most prestigious private residential areas. This impressive home is distinguished by its remarkable southerly-facing rear garden and forms part of an elegant Victorian mansion.

Hungershall Park is a highly regarded private enclave, developed between 1854 and 1867 to complement neighbouring Neville Park. The area is characterised by substantial period residences set within an elevated position overlooking a steep valley, with the open expanse of Rusthall Common to the rear.

The apartment occupies a significant portion of the original building and benefits from sole ownership of the principal entrance. The accommodation is both generous and versatile, with high ceilings and an abundance of period detail throughout.

The entrance hall, featuring decorative cornicing, leads to an impressive sitting room with a large bay window enjoying a southerly aspect over the gardens, as well as direct access to a double-glazed conservatory. The principal bedroom is equally well-proportioned, also featuring a bay window, while two further bedrooms offer flexibility for use as guest accommodation, additional reception space, or a study.





The kitchen/breakfast room is fitted with a range of modern units and integrated appliances, and the property is served by a well-appointed shower room.

A particular feature of the property is the stunning rear garden, accessed via the conservatory and wrought iron veranda. Extending to approximately 0.75 acres (unmeasured), the grounds include expansive lawns, mature specimen trees, well-stocked borders, and a partially walled orchard with vegetable garden and outbuildings.

Further benefits include gas-fired central heating, a detached double garage, and vacant possession with no onward chain.

Given the rarity of such a property, early viewing is strongly recommended.

The accommodation comprises entrance porch with stained glass panelled entrance door with side windows to:

INTERNAL ENTRANCE LOBBY:

Tiled floor, ceiling cornice, part glazed double doors to:

ENTRANCE HALL:

High ceilings with cornice, exposed floorboards, double radiator, power points, built-in cupboards, central heating thermostat.

SITTING ROOM:

A generous bright room with large southerly facing rear bay window complete with internal shutters. High panelled ceiling with decorative cornice and twin ceiling roses. Three radiators, dado rail. Fireplace with marble surround and gas coal effect fire. Side window and door connecting to:

CONSERVATORY:

UPVC framed double glazed conservatory with radiator, tiled floor, small Butler sink with cold water tap, power point. Doors to side and door to veranda.

KITCHEN/BREAKFAST ROOM:

Fitted with a range of wall and base units with work surfaces over. Single drainer sink unit with mixer tap. Gas hob with filter hood above and electric double oven. Space for standing fridge/freezer. Larder cupboard, single radiator, dado rail, tile effect flooring, ceiling cornice, power points, tiling adjacent to worktops. Window to rear with garden views. Connecting door to:

BEDROOM 2:

Ceiling cornice, picture rail, dado rail, power points, two radiators. Deep built-in wardrobe with hanging rail. Rear window with garden views.

BEDROOM 3/STUDY:

Ceiling cornice, built-in cupboards. Bay window to front with built in internal shutters. Door to:

UTILITY CLOAKROOM:

White wall mounted wash hand basin, low level WC. Tile effect flooring, space for washing machine.

PRINCIPAL BEDROOM:

Another spacious room with a large bay window to front with internal shutters. High ceiling with cornice and ceiling rose, three radiators. Two further windows to side.

SHOWER ROOM:

White suite comprising of a pedestal wash hand basin with mixer tap, low level WC, glazed shower cubicle with plumbed-in shower. Part tiling to walls, tile effect flooring, radiator, airing cupboard containing a lagged hot water cylinder with shelving above, ceiling downlights, access to small loft storage space. Window to side.

OUTSIDE REAR:

The southerly facing gardens are a real feature of this apartment and can be accessed from the side path or from the cast iron veranda that stretches across the rear of the property. There are extensive lawns surrounded by abundantly stocked beds and borders, mature specimen trees and two timber bird aviaries. A pathway leads down to the second area of garden which has been partially walled and planted with a selection of fruit trees to form a small orchard. There are vegetable plots, timber greenhouse and pond. Brick remains form a composting and bonfire area. There's a rear gate giving access onto the pathway adjoining Rusthall Common. To the side of the apartment there is a pathway leading to the two personal doors which give access to the detached twin garage with up and over doors, internal power and light.

OUTSIDE FRONT:

To the front of the property there is a shingle in and out driveway which leads to the garaging and the property's entrance.

SITUATION:

Hungershall Park is within close proximity to the town centre of Royal Tunbridge Wells hosting a wide range of shops, boutiques, brasseries and restaurants. Other amenities include a theatre and arts centre, local golf, cricket, tennis and rugby clubs. There is access to an abundance of walks, cycling and riding that can be found in the surrounding countryside.



Tunbridge Wells is renowned for the quality of its schooling both in the private and state sectors. Tunbridge Wells is also home to the nationally recognised Holmewood House Prep School and within an easy driving distance are other notable private schools including Tunbridge School, Sevenoaks School and Bennett Memorial. There are also a number of highly regarded grammar schools within the catchment area. For those wishing to commute to London by train the property is within walking distance of the mainline station with services to London Charing Cross and London Bridge. There is easy access to several major road routes including the A21 which links with the M25 motorway network and the international airports of Gatwick and Heathrow.

TENURE:

Leasehold with a Share of Freehold

Lease - 167 years from 30 July 2008

Service Charge - currently £2044.00 + Site Service (Garden, drive etc) £328.89 + Insurance £3632.16 = Total £6005.05 per year

Ground Rent - currently £100.00 per year

We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.

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



House Approx. Gross Internal Area
1778 sq. ft / 165.1 sq. m

Garage Approx. Internal Area
477 sq. ft / 44.3 sq. m



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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