

6 Chichester Road, Tonbridge, TN9 2TL.

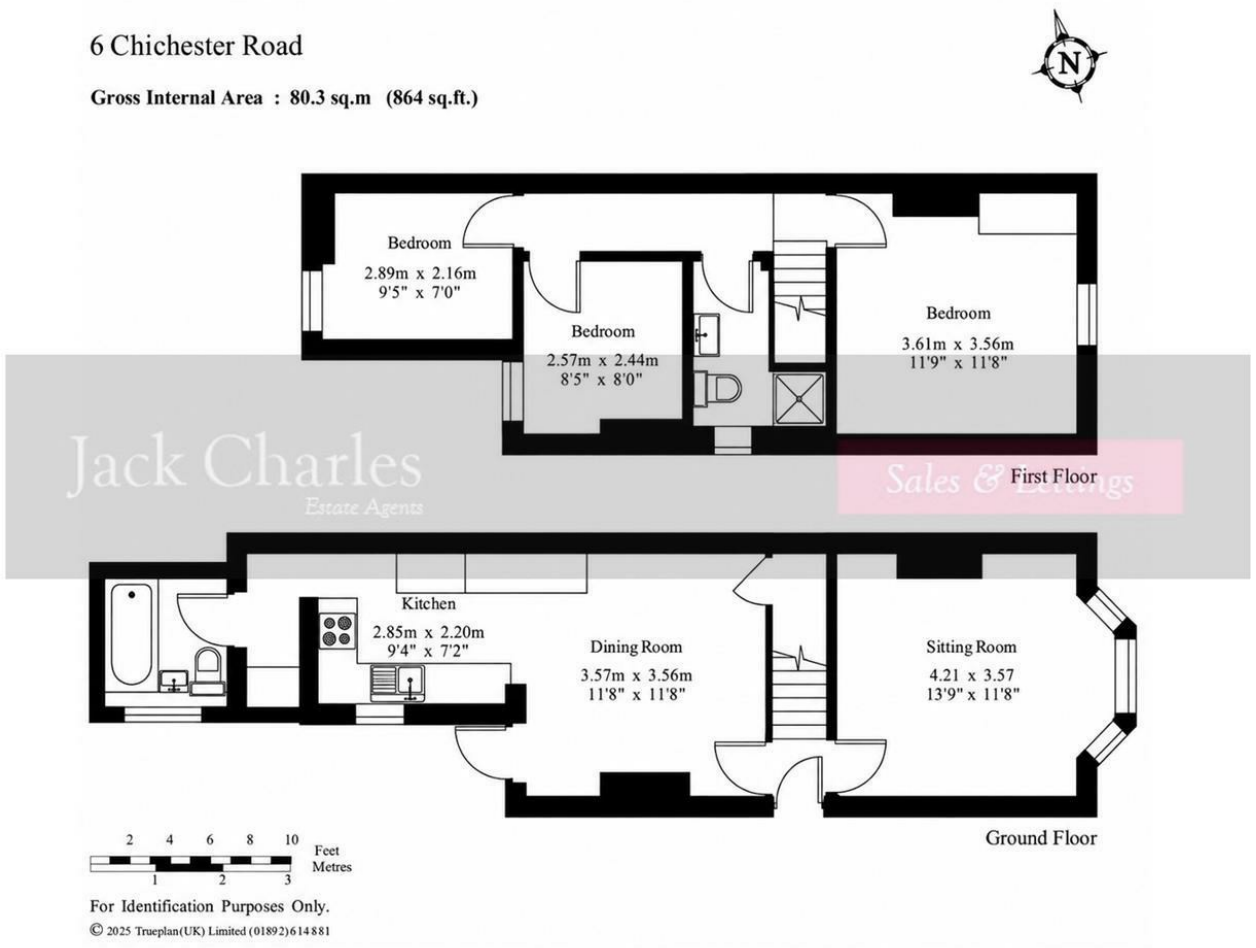
Guide Price £500,000 - £525,000

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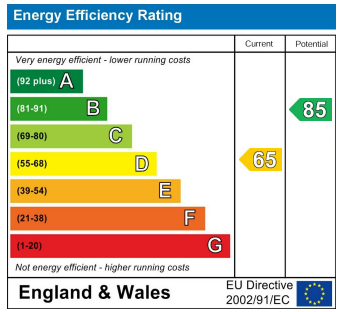
Sales & Lettings

- Charming Victorian Semi Detached Home
- Bay Fronted Sitting Room
- Contemporary Ground Floor Bathroom
- Residents Parking Permits Available
- Popular South Side Location
- Wood Burning Stove
- First Floor Shower Room
- Three Bedrooms
- Remodelled Kitchen / Dining Room
- Private Rear Garden

FLOORPLAN: Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.



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To Be Sold

Jack Charles are delighted to offer this charming three bedroom Victorian semi detached character cottage, situated on the popular south side of town within a quiet no through road and conveniently positioned for the town centre, mainline station and Sussex Road Primary School.

Beautifully presented throughout, the property has been thoughtfully remodelled and improved by the current owners, retaining much of its original character while introducing a stylish and practical contemporary finish.

The accommodation is arranged over two floors and extends to approximately 864 sq ft. On the ground floor, the property is entered via a central hallway with stairs rising to the first floor. To the front is an attractive bay fronted sitting room measuring approximately 13'9 x 11'8, featuring a painted fireplace with wood burning stove, fitted cupboards and shelving to the chimney breast recesses and engineered oak flooring.

The remodelled kitchen and dining area creates an excellent open and sociable space. The dining room measures approximately 11'8 x 11'8 and incorporates an attractive open fireplace, under stairs storage and direct access to the rear garden. This flows into the kitchen, which measures approximately 9'4 x 7'2 and is fitted with a modern range of wall and base units, integrated dishwasher, wood block effect work surfaces, metro tiled splashbacks, integrated fridge / freezer, induction hob, extractor and eye level double oven.

Beyond the kitchen is a useful utility area with space and plumbing for a washing machine and a wall mounted Worcester gas fired combination boiler.

The ground floor bathroom has been stylishly refurbished and is fitted with a contemporary white suite comprising panelled bath with rainfall shower, handheld attachment and glazed screen, concealed cistern WC and wash basin set on a vanity stand, complemented by Victorian style floor tiling and metro tiled walls.

To the first floor are three bedrooms together with a contemporary shower room. The principal bedroom is positioned to the front and measures approximately 11'9 x 11'8, with fitted wardrobes and an exposed brick chimney breast.

Bedroom two measures approximately 9'5 x 8'0 and bedroom three approximately 9'5 x 7'0, both enjoying aspects to the rear, with one currently utilised as a home office.

The first floor shower room is fitted with a modern white suite comprising walk in shower enclosure with thermostatic shower, rainfall head and handheld attachment, WC and square wash basin, finished with contemporary wall tiling and laminate flooring.

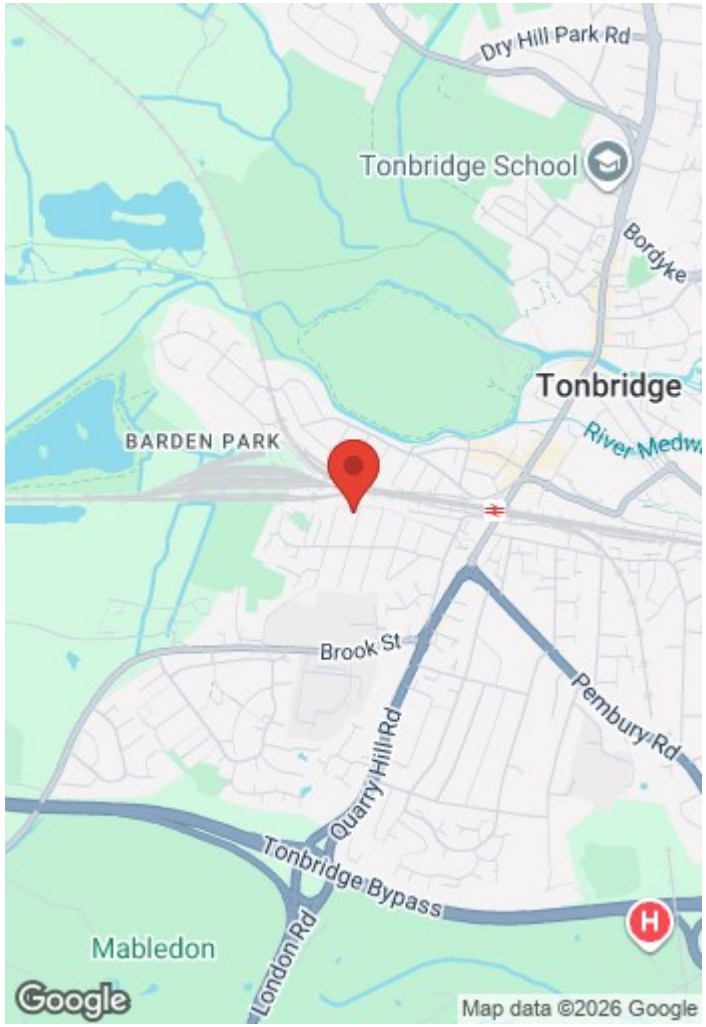
Outside, the property enjoys a private rear garden with paved terraces, lawn, established shrub and flower borders, fenced boundaries, garden storage and gated access to the front. The front garden is designed for low maintenance and incorporates a useful bin store.

Further benefits include gas central heating, double glazed windows, replacement front elevation windows fitted in 2022 and replacement garden fencing installed in 2021.

Residents parking permits are available, together with visitor parking.

Tonbridge Location

Tonbridge is a thriving market town that has developed over the centuries. It boasts a fine example of a 'Motte and Bailey' Norman castle built in the 13th century, set on the banks of the river Medway with the castle grounds abutting Tonbridge Park offering covered/open air swimming pool, tennis courts, children's play areas, miniature railway, putting green etc. Tonbridge town offers an excellent range of retail and leisure activities with High Street stores, together with a selection of coffee shops, restaurants and local inns. The mainline station provides fast commuter links into London (Cannon Street/London Bridge/Charing Cross in approximately 40 minutes) with road links to the M20 & M25 motorways via the nearby A26 and A21. Tonbridge offers a full range of education from Nursery to College and includes Grammar & Private schools such as the well-renowned Tonbridge School. There are many places of historical interest in the surrounding areas including Penshurst Place and Gardens, Hever Castle, Knole House and Chartwell (once home to Winston Churchill).

















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