

FRANT COURT

FRANT, TUNBRIDGE WELLS - GUIDE PRICE £600,000 - £630,000

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18 Frant Court
Frant, Tunbridge Wells, TN3 9DW

A spacious three bedroom town house in a private nine acre estate - No Onward Chain

Entrance Hall With Stairs To Ground Floor & Second Floor Accommodation - Sitting Room With French Doors To Garden - Well Appointed Kitchen/Dining Room - Separate Utility Room - Principal Bedroom With En-Suite Shower Room - Two Further Good Sized Bedrooms - Family Bathroom - Far Reaching Views To Rear - Gas Central Heating - Parking For Two Cars - Landscaped Rear Garden - 9 Acres Of Communal Gardens & Grounds With Tennis Court - Sought After Village Location

This beautifully presented modern three storey, 3 bedroom townhouse is set within an exclusive, gated development of nine acres with amazing views out over Eridge Park and beyond. The property is one of about a dozen townhouses set in the grounds of 'Frant Court', a substantial Victorian country manor, built by Lord Stratford de Redclyffe when he retired in 1858. The communal gardens were set out by Gertrude Jekyll around 1910 and comprise formal terraces with gravel walks leading down to meandering woodland walks and a delightful pond with stepping stones. The grounds also include a hard tennis court for residents. The property itself is immaculately presented with spacious accommodation over its three floors. The ground floor sitting room opens out via French doors to a professionally landscaped private garden. The kitchen with dining area includes a range of appliances and there's a useful adjacent separate utility room. There are two double bedrooms and a family bathroom on the first floor and the principal bedroom with its en suite shower room is on the second floor. Other features include gas central heating, parking for two cars and the benefit of no forward chain. Given the property's quite enviable setting we really must encourage interested applicants to view without delay.

The accommodation comprises: Front door at first floor level leading to:

ENTRANCE HALL: Intruder alarm panel, power points, single radiator, central heating thermostat, mains powered smoke detector, coved ceiling.







BEDROOM 2: Power points, telephone point, TV aerial point, double radiator, coved ceiling, window to rear with far reaching views.

BEDROOM 3: Power points, TV aerial point, radiator, coved ceiling, window to front.

BATHROOM: White suite comprising a panelled bath with shower mixer taps & wall-mounted slider bar, pedestal wash hand basin and low-level WC. Half-height tiling to walls, shaver point & light, extractor fan, coved ceiling with downlights, single radiator, vinyl floor tiles, wall mounted mirrored cabinet.

Stairs down from entrance hall to ground floor level hallway, mains powered smoke detector, coved ceiling, with understairs storage cupboard housing consumer unit and alarm panel, leading to

SITTING ROOM: Power points, telephone point, TV aerial and satellite points, wall-light outlets, double radiator, coved ceiling, windows and French doors leading out to landscaped garden.

KITCHEN & DINING AREA: Fitted with a range of panelled wall and base units with work surfaces over. Stainless steel one and a half bowl single drainer sink unit with mixer-tap. Integrated fridge, freezer and dishwasher, electric double oven with gas hob. Tiled splashbacks, tiled floor, wall-mounted gas-fired boiler, double radiator, telephone point, power points, under cupboard lighting, coved ceiling with downlighting, window to front.

UTILITY ROOM: Spaces for washing machine and tumble dryer, fitted worktop, power points, radiator, coved ceiling with downlighting and vent outlet, vinyl floor tiles. Connections remain for WC installation if required for converting into a downstairs cloakroom.

Stairs up from entrance hall to second floor landing with power points, mains powered smoke detector, coved ceiling, leading to:

PRINCIPAL BEDROOM: Power points, telephone point, TV aerial point, two radiators, double built-in wardrobes, three eaves storage cupboards, airing cupboard with 3 slatted shelves housing hot water cylinder and heating controls, coved ceiling, two loft access hatches, window to rear with far reaching views.







EN SUITE SHOWER ROOM: White suite comprising pedestal wash hand basin and low-level WC. Large tiled shower cubicle with screen and plumbed-in mixer shower and slider bar. Half-height tiling to walls, shaver point & light, extractor fan, coved ceiling with downlights, heated towel rail, vinyl floor tiles, wall mounted mirror.

OUTSIDE: The enclosed garden has been attractively landscaped and comprises a stone patio area stepping up to brick and shingle paved areas surrounded by raised borders planted with herbs and a variety of attractive plants, a small tree offers some shade in the summer. The borders incorporate spot lighting and irrigation plumbed to an outside tap. A wall light and PIR flood light on the house offer additional lighting. A small painted timber shed provides useful storage. A rear gate gives direct access to the beautiful communal grounds with a gazebo and seating areas close by on the terraces and the hard tennis court just a short walk away. Directly below the property are the 'Jekyll steps', a meandering flight of almost one hundred stone steps that lead down towards the old kitchen garden paddock and the pond with its stepping stones.

PARKING: Parking spaces for two vehicles.

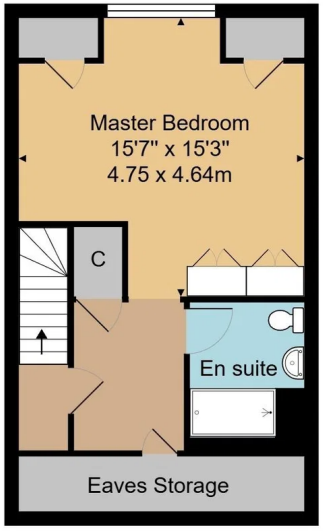
TENURE: Freehold
Estate Service Charge - currently £48.00 per week for the maintenance of the grounds and car park
We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.
COUNCIL TAX BAND: F
VIEWING: By appointment with 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
Rights and Easements - Service Charge

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.

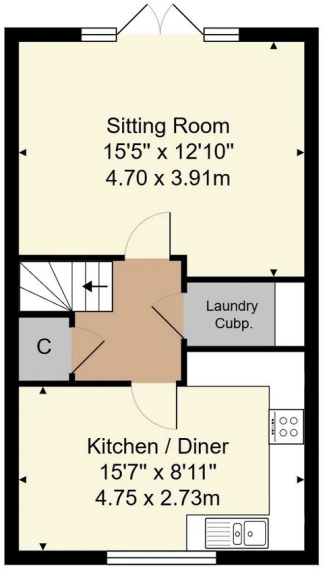
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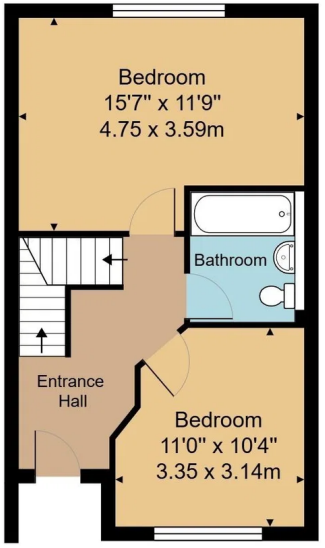




Second Floor



Ground Floor



First Floor

Approx. Gross Internal Area 1270 ft² ... 117.9 m²

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.