



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- Three Bedroom Split Level Maisonette
- Within Walking Distance Of Station
- Bathroom And Separate Shower Room
- Pleasant Views Over The Park
- On-Street Parking
- Energy Efficiency Rating: D

**Clifton Road, Tunbridge Wells**

**GUIDE PRICE £375,000 - £400,000**

[woodandpilcher.co.uk](http://woodandpilcher.co.uk)

## 82a Clifton Road, Tunbridge Wells, TN2 3AT

Situated in a popular road just touching distance from the nearby Grosvenor & Hilbert Park and Mainline Train Station, this spacious maisonette certainly has a lot to offer. From the generous entrance hall you have a good sized living room at the front, flooded with light from its bay window. At the rear is a modern kitchen/dining room, with delightful views over the garden and park beyond. Stairs take you to the first floor where there is a large double bedroom with period fireplace, a single bedroom (currently used as a study) and a modern family bathroom. Both bedrooms have the added benefit of fitted wardrobes within the chimney alcoves. A further set of stairs take you to the second floor where you have another double bedroom with fitted storage and the modern shower room. The second floor would be perfect for those looking to earn an additional income through rental means but otherwise, would also be perfect as a master suite or guest bedroom/bathroom. Outside, the property has access to a private garden. You access the garden from the side of the house, where a footpath leads you to the gated space with secure fencing, large lawn, patio and garden shed.

Door at side into spacious entrance hall:

### ENTRANCE HALL:

Fitted understairs cupboard, carpeted, radiator, doors to kitchen and sitting room, turning staircase to first floor.

### SITTING ROOM:

Large bay window, feature fireplace, shelving in chimney alcove, carpeted, radiator.

### KITCHEN:

Solid wood flooring, space for table and chairs, tall window to garden, plenty of floor and wall cabinets, granite work surfaces, integrated fan oven, four ring gas hob with extractor, integrated dishwasher, integrated fridge/freezer, space for washing machine, butler sink beneath window, spot lights, radiator, views over park.

Turning staircase to first floor:

### FIRST FLOOR LANDING:

Spacious, fitted cupboard, carpeted.

### BEDROOM:

Spacious double, wide window, fitted double wardrobe, inset shelving, carpeted, radiator.

### BEDROOM/STUDY:

Single, Fitted double wardrobe, fitted shelving, window with views over park, carpeted, radiator.

### BATHROOM:

Tiled flooring, P-shaped bath with screen and shower over, WC, hand wash basin, chrome heated towel rail, window, spot lights, extractor.

Turning carpeted staircase to second floor.



**SECOND FLOOR LANDING:**

Velux window, fitted storage, carpeted.

**BEDROOM:**

Double, ornate window, Velux window with fitted blind, eaves storage, carpeted, radiator.

**SHOWER ROOM:**

Tiled flooring, walk in shower, WC, wash hand basin, chrome heated towel rail, shaver point, spot lights, extractor, Velux window, fitted storage and eaves storage.

**OUTSIDE REAR:**

Path to garden from side, gate into garden, mainly paved, secure fencing, rear patio, views of park behind, south-east facing.

**SITUATION:**

Situated in the highly sought after area High Brooms, Tunbridge Wells. The property is short walk from High Brooms Station and approx 5 minutes walk from Grosvenor & Hilbert Park and Tunbridge Wells town centre is a little further and has extensive range of shopping, recreational and entertainment facilities just a close proximity away. The famous 'Pantiles' with its range of bars and shops and weekly Jazz and live music nights is just a short distance away. The town is also well known for a number of highly regarded state and independent schools in the area, including grammar schools for both girls and boys. and the A21 is also within easy reach and links with the M25.

**TENURE:**

Leasehold with a share of Freehold  
Lease - 999 Years from January 1984  
Ground Rent - £0.00  
Service Charge - Adhoc

**COUNCIL TAX BAND:**

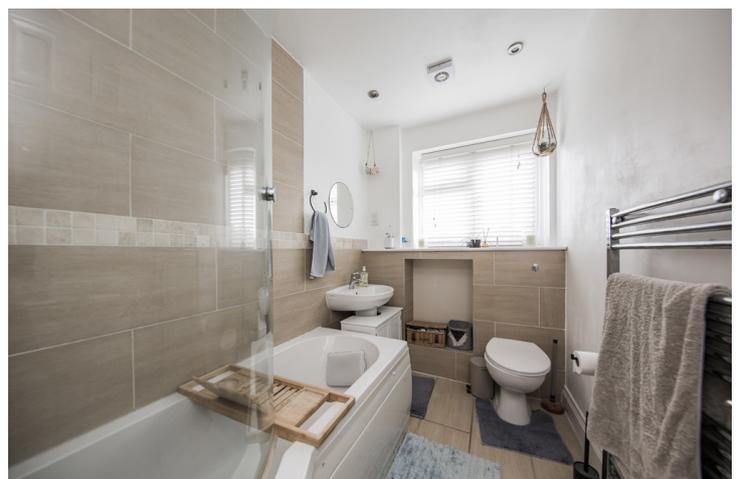
B

**VIEWING:**

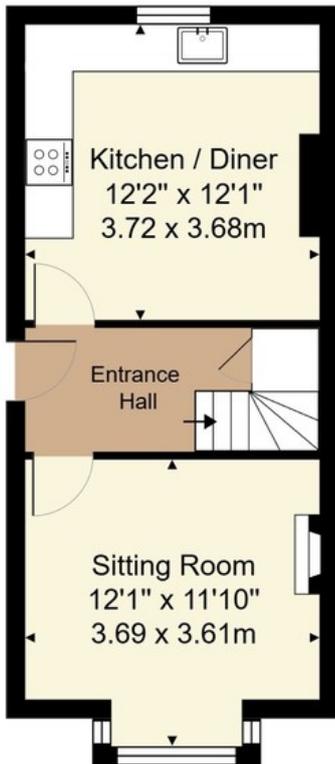
By appointment with Wood & Pilcher 01892 511311

**ADDITIONAL INFORMATION:**

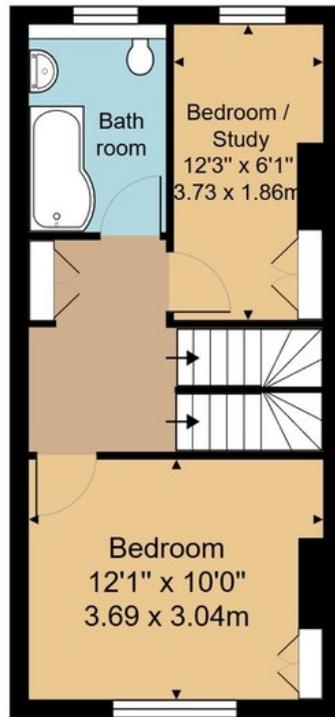
Broadband Coverage search Ofcom checker  
Mobile Phone Coverage search Ofcom checker  
Flood Risk - Check flooding history of a property England - [www.gov.uk](http://www.gov.uk)  
Services - Mains Water, Gas, Electricity & Drainage  
Heating - Gas Central Heating



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



Upper Ground Floor



First Floor



Second Floor

Approx. Gross Internal Area 912 ft<sup>2</sup> ... 84.8 m<sup>2</sup>

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.

Wood & Pilcher, their clients and any joint agents give notice that: They have no authority to make or give any representations or warranties in relation to the property. Any statements on which a purchaser or Tenant wishes to rely must be checked through their Solicitors or Conveyancers. These Particulars do not form part of any offer or contract and must be independently verified. The text, photographs and floor plans are for guidance only and are not necessarily comprehensive, please also note that not everything in the photographs may be included in the sale. It should not be assumed that the property has necessary planning, Building Regulations or other consents. We have not tested any appliances, services, facilities or equipment and Purchasers or Tenants must satisfy themselves as to their adequacy and condition. We have not investigated the Title, or their existence of any Covenants or other legal matters which may affect the property.

Heathfield 01435 862211  
 Crowborough 01892 665666  
 Southborough 01892 511311  
 Tunbridge Wells 01892 511211  
 Letting & Management 01892 528888  
 Associate London Office 02070 791568

