



2 Home Farm Court
Frant, Tunbridge Wells, Kent



A spacious and much improved and updated home forming part of an impressive residential development for the over 55's in the desirable location of Frant, South facing garden with attractive views, garage en-bloc, and onsite resident manager.

Guide price £450,000 Leasehold

Situation:

The house forms part of an impressive residential development for the over 55's set in a sought-after private park in Frant, a highly regarded village with a picturesque green, local post office, pubs, and an ancient Church. Tunbridge Wells is approximately 2.5 miles distant providing a comprehensive range of amenities including the Royal Victoria Place shopping centre, cinema complex and theatres. The town is well known for the historic Pantiles and its open spaces, including Dunorlan and Calverley parks and The Common.

Description:

A spacious and beautifully presented home having been much improved by the current owner including a new well-appointed kitchen, two new bathrooms, new flooring and décor, and new heating, making this a truly turnkey property which is light and airy throughout.

The accommodation includes, on the ground floor; an entrance hall with adjacent cupboard with hanging hooks for coats; a good-sized contemporary kitchen which has been recently updated with attractive views of greenery, featuring a wide range of Shaker style wall and base units with complementary work surfaces, attractive wood effect flooring, Butler style sink with mixer tap over, and Bosch oven and induction hob with stainless steel extractor; an inner hallway with adjacent downstairs recently updated bathroom featuring a large walk in shower, w/c, wash basin with mixer tap over and storage beneath, mirrored wall mounted medicine cabinet, and stainless steel heated towel rail; a well-proportioned dining room with large window providing a good deal of natural light; and a spacious living room with French doors providing access to the south facing private garden.

On the first floor is a spacious landing with large adjacent and easily accessible storage cupboard, two good-sized double bedrooms both with fitted wardrobes, and an upstairs recently updated bathroom featuring a bath with shower over, w/c, wash basin with mixer tap over and storage beneath, and attractive wall tiling.

The front of the property offers views of delightful areas of greenery, and to the rear is a low maintenance south facing garden with attractive views of the well-maintained communal gardens.

The property also benefits from a garage en-bloc, parking, and use of the attractive communal gardens and grounds extending to some 8 acres.

Services: Mains water and electricity

Local Authority: Wealden District council

Current EPC Rating: D

Directions: The postcode of the property is TN3 9DQ

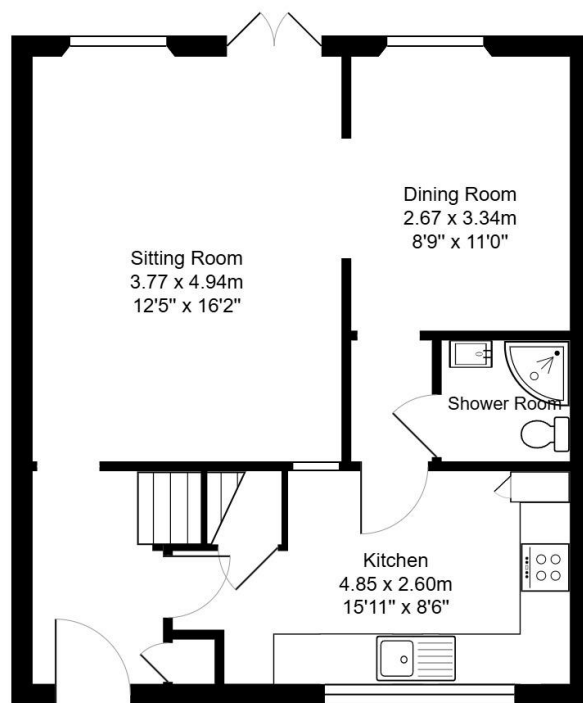
Viewing: Strictly by appointment through Green Lizard (01892 619888)

Tenure: Leasehold - Ground rent £55pa (TBV); Lease remaining Circa 60 years (TBV); Service charge Circa £419pcm (TBV)

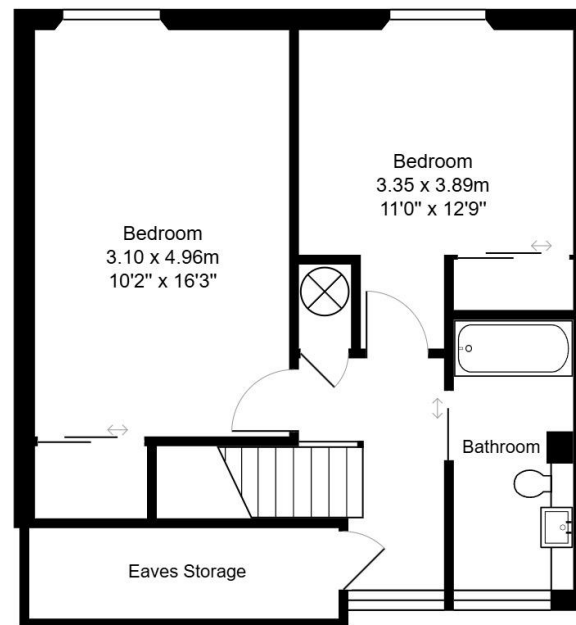


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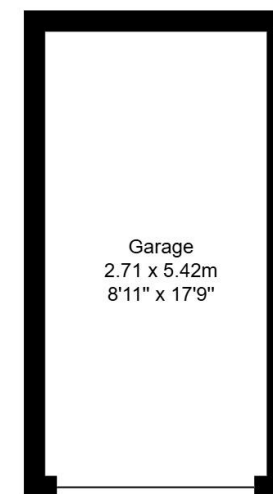
Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week



Ground Floor
Area: 50.2 m² ... 541 ft²



First Floor
Area: 41.6 m² ... 447 ft²



(Not shown in actual location / orientation)
Area: 14.7 m² ... 158 ft²

Total Area: 106.5 m² ... 1146 ft² (excluding eaves storage)

All measurements are approximate and for display purposes only.

Important notice:

These details have been produced as a general guide only. All descriptions, photographs, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact. The agents have not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Items shown in photographs are not necessarily included in the sale. Room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances or carpets. Descriptions of any property are obviously subjective and the descriptions contained herein are used in good faith as an opinion.



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