





5 THE MEWS

Clarence Row, Tunbridge Wells



A WELL-PRESENTED END OF TERRACE

Situated in a prime position in the heart of the town, just 0.3 of a mile from the mainline station and within easy reach of amenities in Royal Victoria Place and on the historic High Street and famous Pantiles.

   EPC
2 2 1 C

Local Authority: Tunbridge Wells Borough Council

Council Tax Band: D

Tenure: Freehold

Services: Mains water, electricity and drainage. Gas-fired central heating.

Agent's Note: Approximately £40 per year towards electricity for communal gates. Any maintenance required is shared between the five properties on an informal basis.

Postcode: TN1 1HN [what3words.com/films.works.fully](https://www.what3words.com/films.works.fully)



THE PROPERTY

On the ground floor, a generous sitting room leads seamlessly through to a stylish kitchen with plenty of space for a dining table and double doors leading directly out to the courtyard garden.

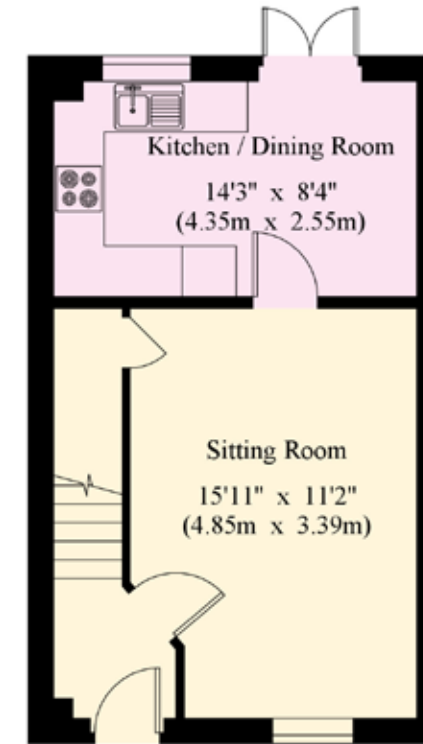
The principal bedroom is situated on the first floor with built-in storage and a contemporary en suite shower room. There is one further bedroom on this level, served by a good-sized family bathroom.

The Mews is a gated development of just five houses and the property benefits from two parking spaces at the front. The rear courtyard garden offers an ideal backdrop for al fresco dining and entertaining.

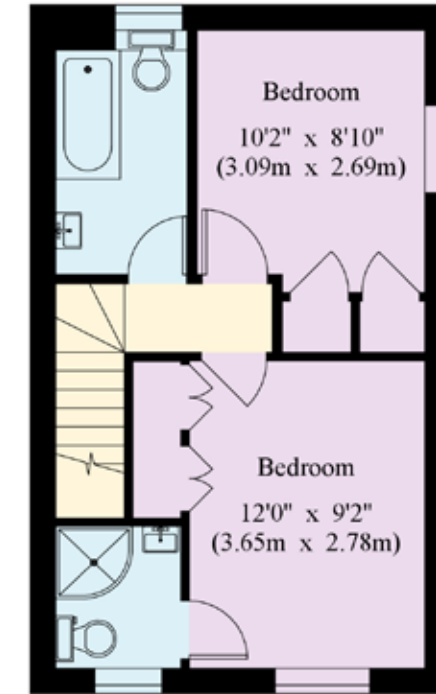




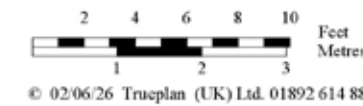
Gross Internal Area : 65.3 sq.m (703 sq.ft.)



Ground Floor



First Floor



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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