



Regent Street, Rolvenden, TN17 4PE

GUIDE PRICE £575,000 - £600,000

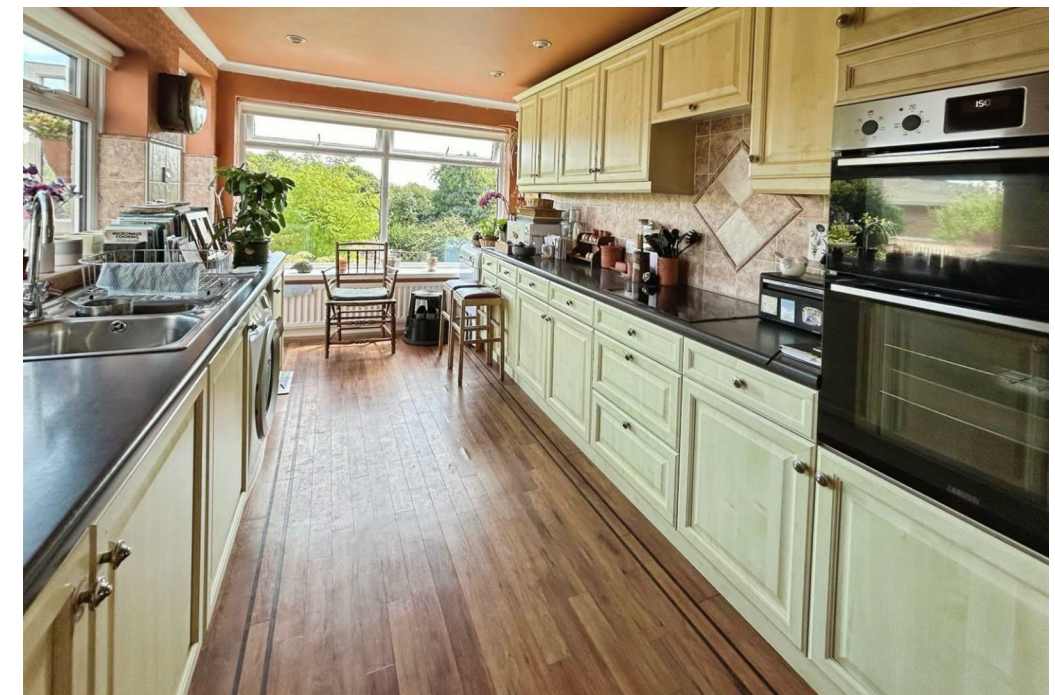
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GUIDE PRICE £575,000 - £600,000. Coming to the market for the first time in over 40 years, an exciting live/work opportunity comprising of a former antique and restoration shop with workshops, office space and garage positioned below a three bedroom apartment featuring two reception rooms, study area, roof top terrace and stunning rear garden with rural outlook, located in the popular village of Rolvenden, within walking distance to village amenities and within the Cranbrook school catchment area.

This premise has been occupied as a family home and business for decades. The well-presented three-bedroom apartment offers a bright double aspect kitchen with views to the rear, fitted with a range of wall and base units, integrated double oven, hob with extractor above and space for washing machine, leading through to the dining room with doorways to rear hall and the spacious sitting room with feature fireplace and picture window offering views to the rear.

The rear hall features a generous study area with useful built in cabinetry and shelving with doorways leading to the master bedroom with built in wardrobes, a second double bedroom with built in wardrobes and a third single bedroom, all with views over the cricket green. A further doorway leads to the fully tiled family bathroom with suite offering a corner bath with shower above, WC and hand basin with vanity storage beneath.

The accommodation sits above a deceptively spacious shop with workshops to the rear and integral garage. The shop front, formerly an antique restoration business, boasts traditional double bay windows with doorway leading through to multiple workshop areas, office space, cloakroom and door out to side access with gate leading to the front and pathway to rear garden and the external stairs up to the apartment above.



The established south facing rear garden features a patio area with lawn that is bordered with beds filled with an array of mature trees, shrubs and plants with further vegetable bed, gate leading out to the field beyond and stairs up to the apartment and roof terrace, which was recently resurfaced.

The property is situated within the heart of the village of Rolvenden which provides local amenities including a post office, general store and well-regarded pubs. A little further away are the towns of Cranbrook and Tenterden with their picturesque High Streets offering a wider range of quality shops, restaurants, banks, supermarkets and a leisure centre at Tenterden. A more comprehensive range of facilities is available in Tunbridge Wells, Maidstone and Ashford and there is a varied choice of state and private schools in the area.

Tenure – Freehold

Services – Mains Water, Sewerage, Gas and Electricity

Broadband – Average Broadband Speed 4mb

Mobile Phone Coverage – Good

Flood Risk – Very Low

Agents Note - Under the new Use Class E , as well as retail, the ground floor premises would be suitable for financial services and professional services including offices. There is potential to convert the ground floor to residential subject to any necessary consents.

RATES

Local Authority: Ashford

Business rates: Rateable value : £7,400 SBR (24/25): 49.9p

N.b. Eligible businesses occupying a property with a rateable value of less than £15,000 may be entitled to small business rate relief with properties having a rateable value of £12,000 or less paying no rates. Further details may be found at [www.gov.uk/ apply-for-business-rate-relief](http://www.gov.uk/apply-for-business-rate-relief).

VAT Under the Finance Act 1989 VAT may be chargeable on the price. It is recommended that a prospective purchaser should make their own enquiries to establish whether or not VAT is chargeable prior to entering into an agreement.





Tenure: Freehold
Council Tax Band: C

- FREEHOLD INCLUDING SHOP WITH APARTMENT ABOVE
- THREE BEDROOM APARTMENT
- SHOP WITH WORKSHOPS AND OFFICE SPACE
- INTEGRAL GARAGE
- ROOF TERRACE WITH RURAL VIEWS
- SOUTH FACING ESTABLISHED REAR GARDEN
- POPULAR VILLAGE LOCATION
- COUNCIL TAX BAND C - EPC RATING D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		73
(39-54) E	55	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.