



ST. JAMES PARK

TUNBRIDGE WELLS - GUIDE PRICE £750,000 - £775,000



58 St. James Park, Tunbridge Wells, TN1 2LL

Entrance Hallway - Dining Room - Lounge With Feature Fireplace - Contemporary Kitchen With Doors To Garden - First Floor Landing - Three Bedrooms - Family Bathroom - Second Floor Landing - Two Further Bedrooms - Shower Room - Low Maintenance Front Garden - Westerly Facing Rear Garden - On Street Parking

Arranged over three storeys and located in the St. James's quarter of Tunbridge Wells, a semi detached period property with generous open plan ground floor entertaining spaces, two bath/shower rooms arranged over the upper floors and five bedrooms. The property has been well maintained by the current owners and features a cast iron fireplace to the lounge, a further and separate dining room with a contemporary styled kitchen to the rear opening onto a lower maintenance garden with a raised entertaining space and westerly aspect. There are three bedrooms on the first floor including the traditional master bedroom alongside the contemporary styled family bathroom and a loft conversion into the upper floor offering an especially large fourth bedroom, a further study/bedroom 5 together with a separate shower room. A glance at the attached floorplan will give an indication as to the flow and flexibility of this proposition and we would encourage any families looking to move to St. James's to make an immediate appointment to view.

Access is via a partially glazed door with two inset opaque panels with further opaque panel above leading to:

ENTRANCE HALLWAY: Radiator, areas of engineered wooden flooring, stairs to the first floor. Door to:

DINING ROOM: Engineered wooden flooring, feature radiator. Opening to an understairs cupboard which is used for storage and has space for a tumble dryer. Space for a large dining table and chairs. Sash windows to the side and rear. Dining room is open to:

LOUNGE: There are subdividing wooden shutters to separate the lounge and dining room. Areas of engineered wooden flooring, ceiling rose, various media points. Feature cast iron fireplace with tiled slips. Space for lounge furniture and for entertaining. Shallow bay window to the front comprised of three sets of windows. Door returning to the entrance hallway and a small step up to:



KITCHEN: Of a good size and fitted with a range of contemporary wall and base units and a complementary Corian work surface. Insert one and a half bowl sink with mixer tap. Space for a free standing Rangemaster style oven with feature splashback and extractor hood over. Space for freestanding fridge/freezer, integrated washing machine and fridge. Integrated dishwasher, good general storage space, engineered wooden flooring. Bi-fold double glazed doors to the rear and double glazed windows to the side.

FIRST FLOOR LANDING: Carpeted landing area, stairs returning to the second floor, door to:

BEDROOM: Carpeted, feature radiator, space for bed and associated bedroom furniture. Double glazed sash window to the rear with fitted Roman blind.

BEDROOM: (Currently used as a gaming space), carpeted, radiator. Space for bed and associated bedroom furniture. Sash windows to both side and rear each with Roman blinds.

FAMILY BATHROOM: Feature wash and basin with mixer tap over and storage below, panelled bath with mixer tap over, fitted glass shower screen and two shower heads over, low level WC. Tiled floor, areas of contemporary metro style tiling, wall mounted mirror fronted medicine cabinet, heated towel radiator, inset spotlights to the ceiling. Opaque double glazed sash window to the side with fitted blind.

BEDROOM: Of an excellent size and with ample room for a large bed and associated bedroom furniture. Shallow bay window to the front comprised of three sets of sash windows with a further sash window to the front.

SECOND FLOOR LANDING: Carpeted landing area, inset skylight, door to:

BEDROOM: Carpeted, feature radiator, space for bed and associated bedroom furniture and a recess suitable for a desk. Two sets of Velux windows at the front each with fitted blinds.

SHOWER ROOM: Walk-in shower cubicle with single head and sliding glass doors, low level WC, wall mounted wash hand basin with mixer tap over and storage below.



Tiled floor, contemporary metro styled tiling, mirror fronted medicine cabinet, towel radiator, inset spotlights to the ceiling, extractor. Double glazed window to the rear with fitted roller blind.

BEDROOM: Carpeted, feature radiator, space for a bed and associated bedroom furniture. Fitted cupboard housing a 'Bosch' combination boiler. Double glazed window to the rear.

OUTSIDE REAR: The rear garden has a westerly aspect and is essentially low maintenance with areas of paving stones and further areas of synthetic grass. External tap, gate to the side, shed, bin storage areas and a combination of retaining rendered brickwork and fencing with high level shrub bed and further attractive high level entertaining area with steel and glass balustrades. The gardens also enjoy areas of external lighting.

OUTSIDE FRONT: There is a concrete slope running from the pavement toward three steps and a front door. Otherwise, it is essentially a lower maintenance front garden with areas of shrubs and spring plantings to the with specimen tree and areas of both retaining brickwork and hedging.

TENURE: Freehold
 COUNCIL TAX BAND: D
 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

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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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 81 B |
| 69-80 | C | | |
| 55-68 | D | 62 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Ground Floor

First Floor

Second Floor

Approx. Gross Internal Area 1334 ft² ... 123.9 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.