



LITTLE MOUNT SION
TUNBRIDGE WELLS - £475,000

11a Little Mount Sion
Tunbridge Wells, TN1 1YS

Extensively Refurbished Semi Detached Home - Entrance Hall With Stairs To Upper Ground & Lower Ground Floor - Separate Cloakroom - Living Room With Lots Of Natural Light - Archway To Kitchen/Dining Room Complete With Appliances And Large Central Island - Two Double Lower Ground Floor Bedrooms - Bathroom With Bath & Overhead Shower - Gas Central Heating With Period Style Radiators - Part Double Glazing - No Forward Chain - Premium 'Old Village' Location - Permit Parking Available From Local Council, Subject To Application

This is an incredibly stylish refurbishment of a period building set within one of Tunbridge Wells most desirable central locations within the 'Old Village' area and is within a few steps of the Old High Street and historic Pantiles which is host to a wide variety of independent retailers restaurants and bars, as well as Tunbridge Wells mainline station. The property itself has cleverly combined contemporary styles and convenience which include a bright living space with wood effect flooring connecting to a large kitchen breakfast/dining room fitted with a comprehensive range of units having attractive woodblock work surfaces, a large central island with space to accommodate four stools making it a great place for entertaining. There is a useful cloakroom and the lower ground floor double bedrooms have use of an attractive bathroom. With the additional benefit of no forward chain and the appeal to such a wide range of buyers, whether it be homeowners, buy to let investors or Airbnb, we have no hesitation in recommending an internal inspection as we feel sure you will be suitably impressed by what is being offered.

The accommodation comprises panelled entrance door to:

ENTRANCE HALL:

Wood effect flooring, stairs to upper ground floor and lower ground floor fitted with attractive carpet runners and chrome stair rods. Exposed focal point brick fireplace. Two Velux style windows.

CLOAKROOM:

White WC, wash hand basin with chrome mixer tap and storage cupboard beneath, wall mounted mirror, extractor fan, wood effect flooring.



LIVING ROOM:

Wood effect flooring, period style radiator, power points, ceiling downlights. Raised area with power and wall lighting. Windows to front and two Velux style windows. Archway to:

KITCHEN/DINING ROOM:

Fitted with an impressive range of panelled units with wood block work surfaces comprising of a deep white Butler style sink with mixer tap. Two electric ovens, full height fridge and freezer, integrated dishwasher. A large central island with pendant lighting above, has been fitted with an electric hob, numerous drawers and a breakfast area with enough space for four stools. Cupboard containing the 'Vaillant' combination gas fired boiler. Two period style radiators, wood effect flooring. Two small windows to side and two further Velux windows with integrated blinds.

LOWER GROUND FLOOR HALLWAY:

Wood effect flooring, period style radiator, understairs storage cupboard, coats cupboard. Space and plumbing for washing machine.

BEDROOM 1:

Period style radiator, power points, suspended bedside lighting. Secondary glazed frosted window to rear and fire escape access to rear.

BEDROOM 2:

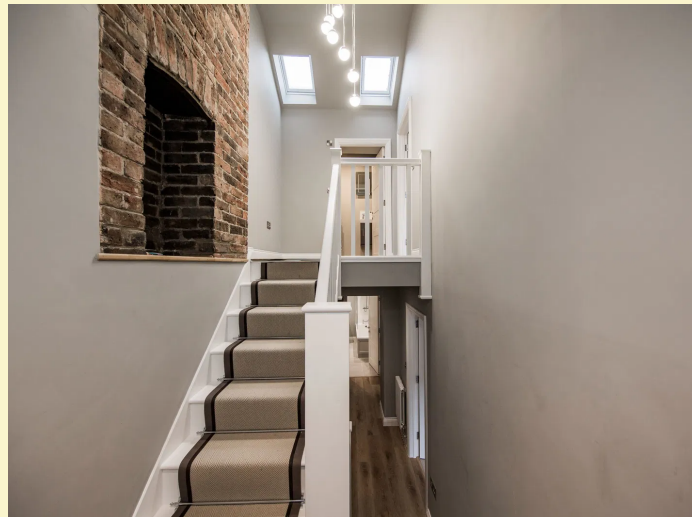
Period style radiator, power points, suspended bedside lighting. Two windows to front.

BATHROOM:

White suite comprising of a panelled bath with mixer tap and plumbed in shower with both hand spray and rainfall head, WC, suspended wash hand basin with mixer tap and drawer storage, tiled surrounds and floor. Chrome towel rail/radiator, wall mirror, extractor fan.

PERMIT PARKING:

All interested parties are requested to liaise directly with Tunbridge Wells Borough Council to confirm availability of parking permits for the area.



SITUATION:

The property is located in Tunbridge Wells 'Village' area, a picturesque and popular part of town, partly because of its proximity to the Old High Street, The Pantiles, Chapel Place and Mount Pleasant, where the majority of independent retailers, restaurants and bars can be found but also because of its proximity to the main line railway station. This being said, the 'village' is well named in it is a particularly peaceful area away from the hustle and bustle of the town centre. Tunbridge Wells itself has a good mix of retail, social and educational facilities including further principally multiple retailers at the Royal Victoria Place and associated Calverley Road with further offerings at the nearby North Farm Retail Estate. It enjoys a number of sports and social clubs as well as two theatres and a good number of highly regarded schools at primary, secondary, independent and grammar levels.

TENURE:

Freehold

COUNCIL TAX:

To be confirmed

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.



23 High Street, Tunbridge Wells,
Kent, TN1 1UT

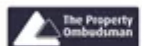
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Email:

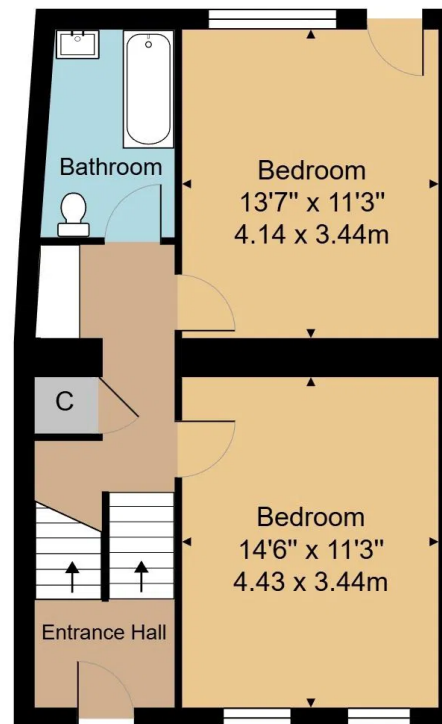
tunbridgewells@woodandpilcher.co.uk

BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH &
ASSOCIATED LONDON OFFICE

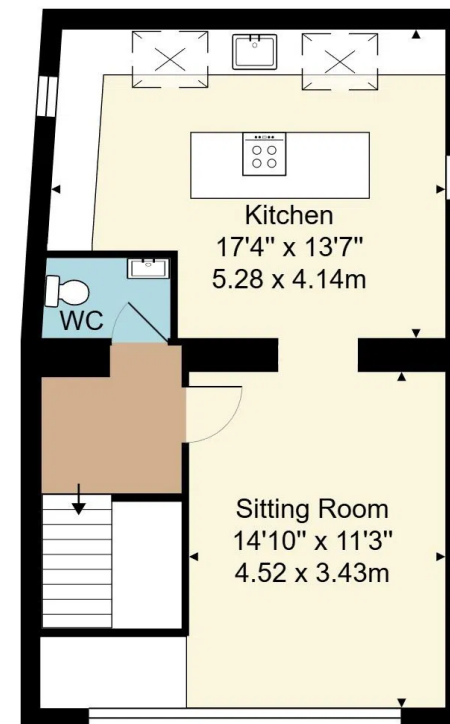
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

Approx. Gross Internal Area 1048 ft² ... 97.3 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.