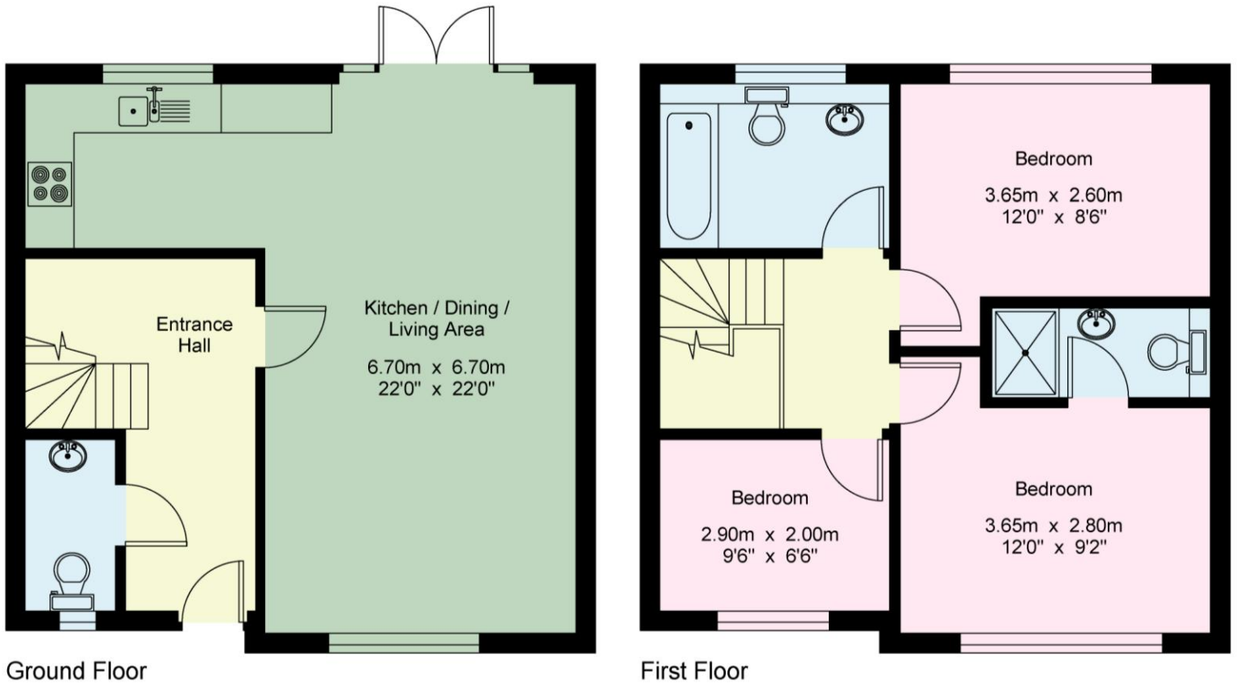
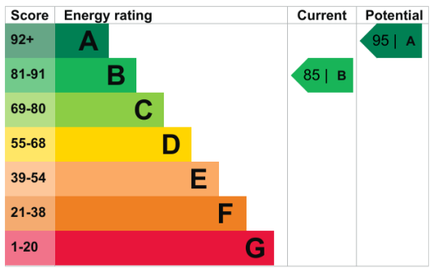


Ground Floor

First Floor

2 Hidden Mews

House - Gross Internal Area : 89.5 sq.m (963 sq.ft.)



For Identification Purposes Only.

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Agents Note: Whilst every care has been taken to prepare these particulars they are for guidance purposes only. If there are any points of particular importance to you please contact the office. Any areas, measurements or distances are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon. It should not be assumed that the property has all necessary planning, building regulations or other consents. Sumner Pridham have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



2 Hidden Mews

5 Birling Road, Tunbridge Wells, TN2 5GR

SUMNER PRIDHAM

One of eight attractive Mews properties in a quiet tucked away position, as the name suggests, hidden away from the main road yet conveniently located less than a mile from the Pantiles and mainline station. Number 2 benefits from being the end of terrace with access to its rear garden. The 3 bedroom accommodation includes and open plan ground floor, ensuite to its main bedroom and has planning permission for a loft conversion.

Hall, Cloakroom, open plan Sitting/Dining Room, Kitchen, 3 Bedrooms, Ensuite Bathroom, Family Bathroom, Gas Fired Central Heating, Underfloor Heating to Ground Floor, Double Glazed Windows, Private Courtyard Garden, 2 allocated Parking Spaces.

Asking Price £475,000 Freehold





2 Hidden Mews, 5 Birling Road, Tunbridge Wells, Kent, TN2 5GR







Property Description

- Little known yet conveniently located Mews house benefitting from no onward chain.
- Light and spacious accommodation.
- Well-proportioned open plan ground floor accommodation with underfloor heating.
- Planning permission for loft conversion granted ~ 21/03399/FULL.
- Quiet away from traffic location yet within a mile of the historic Pantiles and mainline station with its regular service to London and the coast.
- Good sized rooms ideal family accommodation.
- Spacious hall with attractive turned staircase and ground floor cloakroom.
- Dual aspect sitting/dining room with underfloor heating and French doors out to garden.
- Fully fitted kitchen with stainless steel sink beneath window, worktops arranged over 2 walls and a comprehensive range of fitted cupboards and wall mounted cabinets, appliances include induction hob, electric oven, extractor fan, fridge and freezer, integrated dishwasher and washing machine.
- Master bedroom to the front with fitted wardrobe cupboards, shutters to windows and ensuite shower room.
- Double bedroom 2 has an open outlook to the rear, fitted wardrobe cupboards and window shutters.
- Bedroom 3 to the front with fitted window shutters.
- Family bathroom with panelled bath, wash basin low level WC and window to rear with fitted shutters.









Outside

- Ideal garden for those seeking outside space for dining and seating without the burden of tending a garden.
- Access from kitchen sitting room promoting in and out living enjoying a high degree of privacy.
- Useful private storage shed.

Location

- A quiet and little know location away from busy roads and yet within walking distance to TN4 local store and less than a mile from both the historic Pantiles and mainline station.

Practicalities

- The property has 5 year warranty remaining.
- The communal areas of the Mews have been carefully worked out and has a service agreement of £240 per annum, managed by Burkinshaw to ensure communal areas are kept up to scratch.

Parking

- There are 2 allocated parking spaces within the Mews complex

Viewing

Strictly by appointment only through sole agents Sumner Pridham

info@sumnerpridham.co.uk 01892 516615

