

HASTINGS ROAD

PEMBURY, TUNBRIDGE WELLS - GUIDE PRICE £700,000 - £750,000

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Weald View, 123 Hastings Road
Pembury, Tunbridge Wells, TN2 4JU

Entrance Hall - Sitting Room - Study - Cloakroom - Separate Dining Room - Kitchen/Utility Room - Access To Upper Terrace - First Floor Landing - Principal Bedroom With En-Suite Shower Room - Two Further Double Bedrooms - Family Bathroom - Lower Ground Floor/Possible Annex - TV Room/Snug - Double Bedroom - 21' 7" Kitchen/Dining Room - Sitting Room - Bedroom - Bathroom - Cellar Storage - Landscaped Gardens - Enclosed Rear Parking Bay - Front Driveway For Two Cars - Split Central Heating System With Two Gas Boilers - Double Glazing - Fitted Appliances - Exceptional Level Of Presentation & Decoration - Far Reaching Northerly Views - Popular Non Estate Village Location

This impressive 1930s detached residence offers exceptionally versatile accommodation arranged over three and a half storeys, and an internal inspection is essential to fully appreciate both the scale of the property and the high standard of presentation throughout. Occupying an elevated position, many of the rooms enjoy far-reaching views towards the Weald, while a raised terrace further enhances the setting.

The property has been extensively refurbished to an exceptional standard, comparable to that of a high-end contemporary home, whilst carefully retaining a wealth of character features including panelled doors, bay windows, and an attractive fireplace with log burner.

The well-proportioned accommodation currently comprises two reception rooms, a study, utility room, and kitchen at entrance level, with stairs rising to the first floor where there are three generously sized bedrooms and a family bathroom. The principal bedroom further benefits from an en-suite shower room.

Of particular note is the lower ground floor, which can be separated from the main accommodation if required. This space provides excellent flexibility for family living and also offers the potential to create a substantial self-contained annex, complete with independent gas, electricity, and water supplies, together with separate rear access.









Further benefits include double glazing, gas-fired central heating via radiators, a private enclosed landscaped garden, an elevated terrace, and generous off-road parking to both the front and rear.

A truly unique home in a highly sought-after location, this exceptional property must be viewed to be fully appreciated.

The accommodation comprises, panelled entrance door to:

ENTRANCE HALL:
Window to side, coat hanging space, power points, vertical radiator, wall lighting, electric meter box. Glazed double doors open to:

SITTING ROOM:
Bay window to front, picture rail, power points, wall lighting. Fireplace with an inset cast iron log burner and brick surround, wall shelving, central heating thermostat.

INNER HALLWAY:
Single radiator, picture and dado rail, ceiling down lights.

DOWNSTAIRS CLOAKROOM:
White low level WC, wash hand basin with mixer tap and tiled splashback. Chrome towel rail, side windows, ceiling downlights.

KITCHEN/UTILITY ROOM:
Pale matt grey wall and base units with contrasting worktops. One and a half bowl sink unit with mixer tap. Electric oven and induction hob with glass splashback and filter hood above. Microwave, integrated fridge, space for washing machine, kick space heater, power points, vertical radiator, wood effect flooring. Cupboard containing the 'Bosch' combination gas fired boiler for the ground and first floor heating. Double glazed rear window and door giving access to stairs leading down to a large private terrace.

DINING ROOM:
Window to rear with far reaching views, single radiator, power points, wall lighting, picture rail.

STUDY:
Window to side, single radiator, power points, ceiling downlights.

Door from sitting room to hall with window to front single radiator and stairs leading to:

FIRST FLOOR LANDING:
Window to side, single radiator, power points, access to loft space with pull down ladder boarded for storage with light and power.

PRINCIPAL BEDROOM:
Bay window to front, single radiator, power points. Glazed double doors give access to a dressing and hanging area with lighting and built-in cupboards.

EN-SUITE SHOWER ROOM:
Large shower cubicle with plumbed in shower with rainfall head, low level WC, wash hand basin with mixer tap and tiled splashback, side window, wood effect flooring, towel rail/radiator, ceiling downlights, extractor fan.

BEDROOM 2:
Window to rear with far reaching views, single radiator, power points.

BEDROOM 3:
Window to rear with far reaching views, single radiator, power points.

BATHROOM:
White suite comprising of a panelled bath with mixer tap, shower with rainfall head and hand spray, tiled shower area, glazed shower screen, low level WC, wash hand basin with drawers beneath and mixer tap. Illuminated mirror, chrome towel rail/radiator, window to side, ceiling downlights, extractor fan, wood effect flooring.

A door from the sitting room gives access to a stairway which leads down to:

LOWER GROUND FLOOR:

TV/SNUG:
Window to side, single radiator, power points, wall lighting.

BEDROOM:
Window to side, power points, single radiator, large, illuminated recess.

A door from the snug and a small staircase leads down to:

KITCHEN/DINING ROOM:
Wood effect flooring, single radiator, large side window. Range of matt pale grey wall and base units with contrasting worktops. Integrated fridge and freezer, space for washing machine. Electric double oven and induction hob with glass splashback and filter hood above. Microwave, vertical radiator. Stainless steel sink unit with mixer tap. Cupboard containing 'Glow worm' gas fired boiler for lower ground floor heating. Ceiling downlights, window to rear and double glazed door leading to the garden. Door gives access to:

CELLAR STORAGE AREA:
Divided into two chambers with lighting.

BATHROOM:
White suite comprising of a shower bath with mixer tap, hand spray and rainfall head shower, tiled shower area, wash hand basin with mixer tap and tiled splashback. Mirrored wall cabinet with light, window to side, wood effect flooring, low level WC, ceiling downlights, extractor fan, built-in fuse box, cupboard.

LIVING ROOM/BEDROOM:
Two radiators, ceiling downlights, power points, large window to side and double glazed French doors with side windows opening to the rear garden.


VOGUE
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VOGUE

OUTSIDE REAR:
A fully landscaped garden with areas of artificial grass and paving providing several areas for outside entertaining. Fencing to boundary to provide privacy with perimeter lighting and LED mood lighting, herb garden to side, outside power and tap. A rear gate gives access to a parking bay large enough for two vehicles enclosed with gates to the entrance.

OUTSIDE FRONT:
Hard standing driveway provides off road parking for two vehicles, external power and lighting.

SITUATION:
The property is located within the village of Pembury with good access to both Tunbridge Wells and the A21 bypass road leading to London and the south coast. Pembury itself has an excellent primary school, whilst the village centre has a selection of local shops, doctors surgery, post office, library and Tesco supermarket. The property is approximately 3.5 miles away from Tunbridge Wells town centre where there are more extensive shopping facilities offered at the Royal Victoria Place shopping mall and Calverley Road pedestrianized precinct. There is a choice of main line stations nearby at either Tunbridge Wells, High Brooms or Paddock Wood and Tonbridge which is only 10 minutes away by car, all of which offer fast and frequent train services to London. Nearby recreational facilities include a selection of sports clubs including golf, cricket and rugby, excellent local parks, a selection of public houses and easy access to the surrounding countryside of Kent and Sussex.

TENURE:
Freehold

COUNCIL TAX BAND:
G

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









Basement
(Restricted Head Height)

Lower Ground Floor

Ground Floor

First Floor

Weald View Lodge

Weald View House

Approx. Gross Internal Area:

- Weald View House 1075 sq. ft / 99.8 sq. m
- Weald View Lodge (Excl. Wine Cellar) 706 sq. ft / 65.6
- Approx. Gross Internal Area 1780 sq. ft / 165.4 sq. m

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.

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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