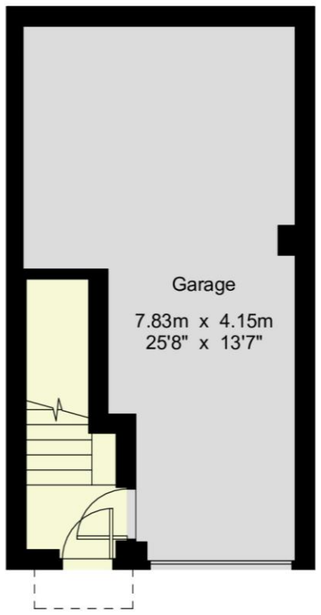
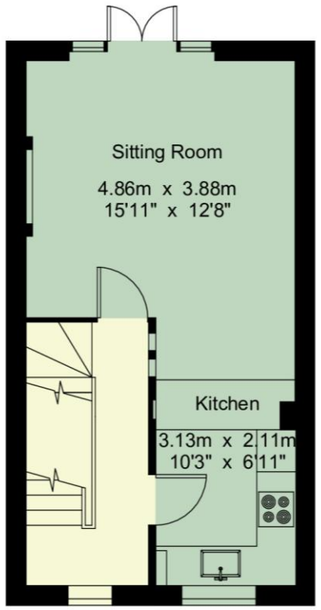
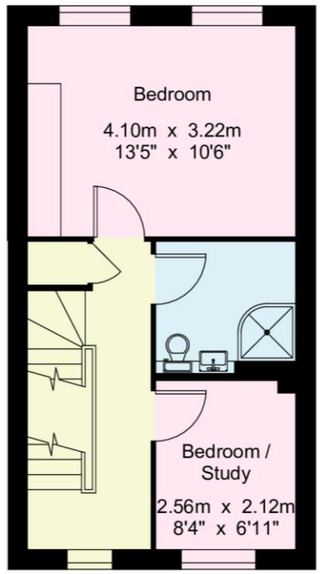




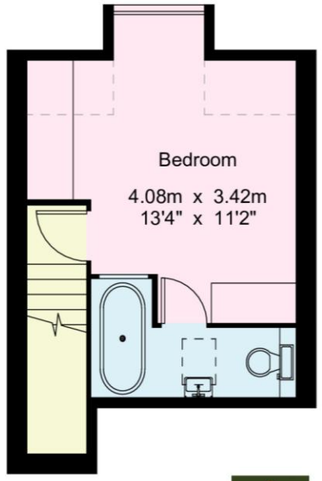
Ground Floor



First Floor



Second Floor



Third Floor

SUMNER PRIDHAM

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2 Cumberland Mews

Gross Internal Area : 122.1 sq.m (1314 sq.ft.)



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Kent
TN1 1BS

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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 Cumberland Mews

Tunbridge Wells, TN1 1TU

SUMNER PRIDHAM

Well-presented three bedroom mews town house in the village area of Tunbridge Wells with open plan living and garden, minutes from High Street, mainline train station, the Pantiles and own driveway with ample parking and double garage.

Hall, Sitting/Dining Room, Kitchen, 3 Bedrooms, Ensuite Bathroom, Bathroom, Tandem Garage, Double Glazed Windows, Gas Fired Central Heating, Courtyard Garden, off-road Parking.

Guide price £630,000 **Freehold**





2 Cumberland Mews, Tunbridge Wells, TN1 1TU







Property Description

Features

- Situated within a quiet and private mews in the sought after village area of the town close to all amenities, coveted local schools.
- Over 1300 sq. ft of comfortable and spacious accommodation arranged over four floors.
- Ample parking on own driveway, together with an integral double garage accessible from hall, potential for EV charge point.
- Courtyard garden extending from spacious living area, ideal for outdoor entertaining, container gardening; rear gate providing easy access to Mount Sion and High Street.
- Open plan living area including kitchen, dining area and lounge, access to gated courtyard garden; wooden flooring and dual aspect to front and rear affording light-filled, attractive accommodation.
- 3 bedrooms including 2 double bedrooms, 1 with ensuite bathroom, 1 single room currently used as study (has housed a single bed), additional bathroom.
- Newly installed boiler.
- Top suite enjoys far-reaching views across Tunbridge Wells.

Description

- Well-lit and sunny, wooden floored entrance hall, with an area for coats and door to garage, leads via wooden stairs to the main living area on the first floor.
- A well equipped kitchen with ample storage, integrated appliances and new boiler serve the dining area and lounge, which are fitted with wooden flooring throughout and enjoy direct access to garden.
- Stairs lead to the first floor with double bedroom enjoying views over courtyard garden, family bathroom, airing cupboard with radiator, front single bedroom with wooden flooring, currently used as study.
- The principal suite is on the top floor offering a wonderful outlook across the town, ample fitted storage and a well-appointed ensuite bathroom including roll top bath and Velux window.
- The property benefits from a gated courtyard garden with outdoor tap and outdoor lighting and it offers scope to create an alfresco entertaining space at the level of kitchen and lounge.
- An integral double garage with plumbing for washing machine, power and light occupies the ground floor. The space is currently used for laundry, workshop, bikes and general storage but has the potential to be converted to additional living space, subject to consents.
- The property is further served by ample parking with its own driveway to the front.







This quiet and private mews house ticks all the boxes for town living. It is located in the heart of the historic spa town and is close to the charming Georgian Pantiles with its cafes and markets, and the high street including a local post office. It is surrounded by lovely parks, a short walk to the Commons and is conveniently located for various sports clubs including tennis and golf. A range of sought after state and independent nursery, primary and secondary schools are nearby. The house lends itself to working from home, but it is also just 0.3 miles from the main train station with commuter services to London and the coast.

Location

- The property is situated in the heart of Tunbridge Wells village, close to all amenities, whilst benefitting from a quiet and private courtyard setting.
- Council Tax band F

Viewing

Strictly by appointment only through sole agents Sumner Pridham
01892 516615 info@sumnerpridham.co.uk



