

CLIFTON ROAD

TUNBRIDGE WELLS - £375,000

WOOD & PILCHER

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83 Clifton Road, Tunbridge Wells,TN2 3AT

Entrance Hall - Sitting/Dining Room - Kitchen - Two Bedrooms - Bathroom - Garden

This attractive two-bedroom Victorian terraced property offers well-proportioned accommodation, combining period features with modern fittings. Conveniently situated within walking distance of High Brooms mainline railway station, the property is ideally positioned for commuters and access to local amenities. The ground floor comprises an entrance hallway leading through to a spacious open-plan living and dining room, featuring exposed wooden flooring, a log-burning stove and French doors opening onto the rear garden. The room provides ample space for both seating and dining furniture, with useful built-in storage within the chimney breast alcoves. To the rear, the modern kitchen is fitted with white cabinetry, wooden work surfaces and a range of integrated appliances, together with a five-ring range cooker. On the first floor are two generous bedrooms, both retaining attractive feature fireplaces. The principal bedroom is positioned to the rear, while the second bedroom overlooks the front and benefits from built-in wardrobe storage. The accommodation is completed by a modern family bathroom, fitted with both a bath and a separate double-length walk-in shower. Externally, the rear garden has been landscaped by the current owners to create a series of seating and entertaining areas, together with a further lawned section and garden shed. To the front, there is a small enclosed garden with established planting and mature shrubs. Further benefits include on-street permit parking, double glazing and gas central heating. An internal viewing is recommended to appreciate the accommodation and convenient location on offer.

ENTRANCE HALL:
Entrance door with glazed inserts opening into the hallway, with carpeted flooring and carpeted staircase leading to the first floor.

SITTING/DINING ROOM:
A spacious and light open-plan reception room with exposed wooden flooring throughout. The sitting area features a log-burning stove, radiator and alcove with fitted storage cupboard and shelving above.







There is also useful under-stairs storage and double-glazed French doors opening onto the rear garden. The dining area provides space for a dining table and chairs, with a double-glazed front window fitted with plantation shutters, radiator with decorative bench seating above and further alcove storage housing the meters.

KITCHEN:
Fitted with a range of modern white base and wall units with wooden work surfaces over. Integrated fridge and freezer, integrated dishwasher, five-ring gas range cooker with extractor above, sink and drainer with mixer tap, tiled splashbacks and recessed ceiling lighting. Double-glazed windows to the side and rear, together with a door providing access to the garden. Column radiator.

FIRST FLOOR LANDING:
Carpeted landing with access to the loft.

BEDROOM:
A generous double bedroom with carpeted flooring, radiator and double-glazed window overlooking the rear garden. Feature fireplace and ample space for a double bed and additional bedroom furniture.

BEDROOM:
A further well-proportioned bedroom with carpeted flooring, double-glazed window to the front and radiator. Feature cast-iron fireplace and built-in wardrobe with shelving and hanging rail.

BATHROOM:
Modern bathroom fitted with a walk-in shower unit with tiled surrounds, wall-mounted controls, handheld attachment and rainfall showerhead. Separate bath with taps and handheld shower attachment, WC and wall-mounted vanity unit with integrated wash basin, mixer tap and drawer storage. Obscure double-glazed window to the rear, chrome heated towel rail and additional column radiator.

OUTSIDE FRONT:
Small front garden enclosed by a brick wall, with established flowerbeds and mature shrubs. Steps lead to the front entrance.







OUTSIDE REAR:
Landscaped by the current owners to provide a series of terraced seating and entertaining areas. The garden also incorporates a further lawned section and a garden shed to the rear. Outside water tap.

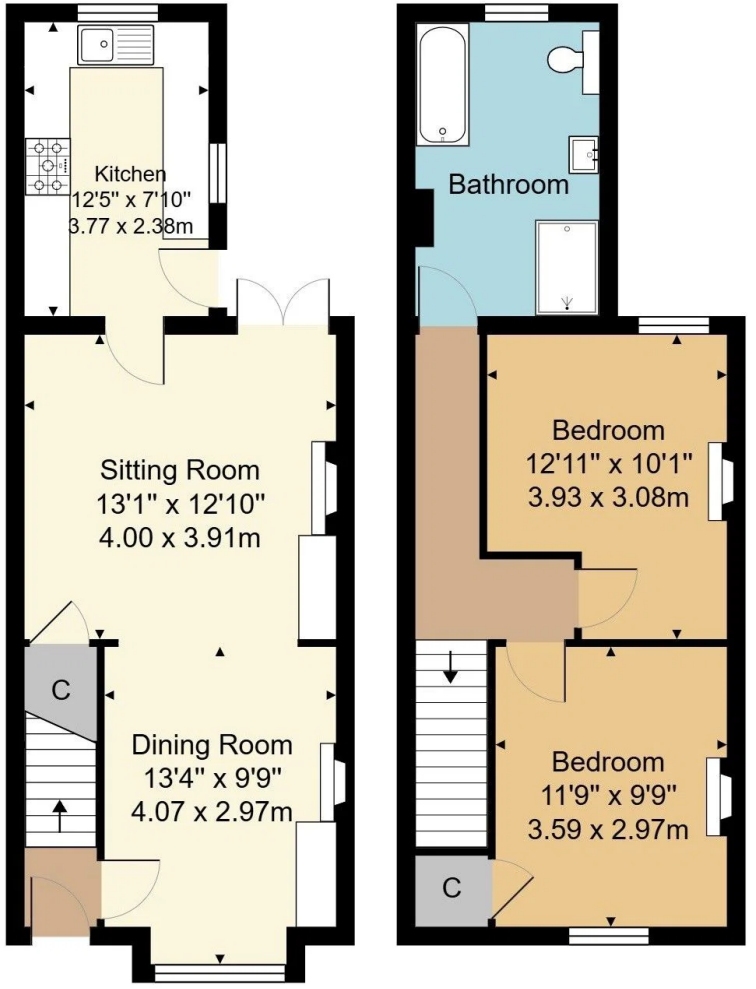
TENURE:
Freehold

COUNCIL TAX BAND:
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VIEWING:
By appointment with Wood & Pilcher 01892 511311

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 Central Heating





Ground Floor **First Floor**

Approx. Gross Internal Area 868 ft² ... 80.6 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.

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