

13 East Cliff Road, Tunbridge Wells





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Breathtakingly Beautiful 4-Bedroom Victorian Home

Accommodation Summary

- Semi-detached house
- 4 bedrooms, 1 en-suite
- Elegant living/dining room
- Bespoke Neptune kitchen/breakfast room
 - Pretty courtyard garden
 - Period features
- Sought after St Johns location
- Catchment area for Grammar schools
- Walking distance of mainline stations



Tel: 01892 514 189

49 – 51 London Road, Southborough, Tunbridge Wells, Kent TN4 0PB

natalie@flyingfishproperties.co.uk

www.flyingfishproperties.co.uk



This beautifully styled and renovated home oozes Victorian charm and period architectural detailing whilst delivering a family friendly contemporary style of living.

It is bright and spacious and has been decorated to an impeccable standard with its neutral palette, wooden flooring and cream carpets flowing throughout the property creating a tranquil space.

As you step into the immaculate hallway the owner's ability to beautifully blend modern finishes with traditional features is immediately apparent.

To the left light pours into the spacious reception room through its bay window overlooking the residential street. It is an exceptionally welcoming space with stylish décor, bespoke Neptune alcove bookcases and an open fireplace housing a cream wood burning stove.

At the end of the hallway, is the stunning kitchen/breakfast room. It is linked seamlessly by its engineered oak wooden flooring, its open plan layout making it a fantastic space for both family living and entertaining.

The stylish and stream lined kitchen is well designed with plenty of bespoke Neptune cabinetry topped off with Silestone work tops. The room is dappled with light from the French doors at the rear which cleverly open to extend the living space into the garden in the warmer months. Integrated appliances such as the Neff dishwasher, fridge/freezer, oven and halogen hob make it a cook's dream.

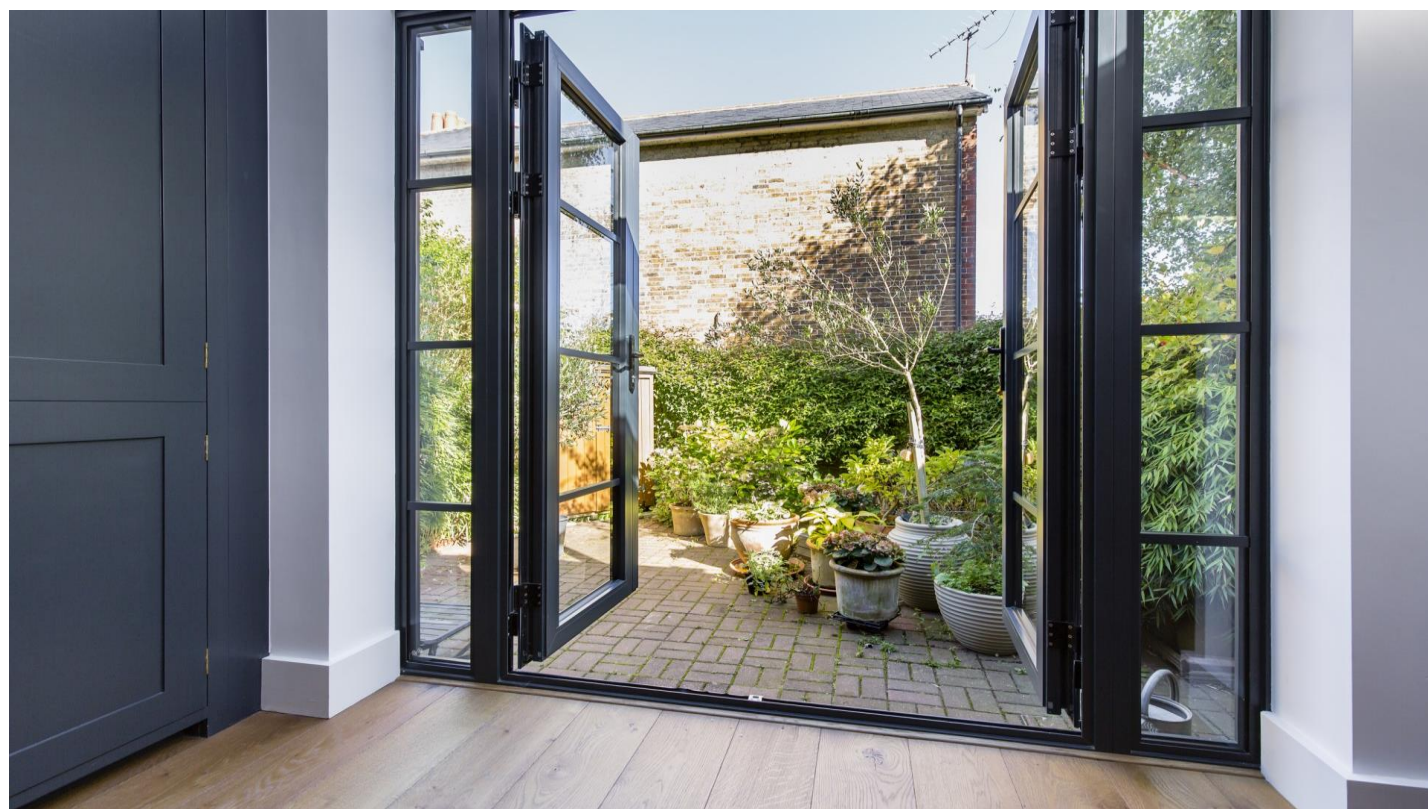
Climbing the carpeted stairs to the first floor there are three bedrooms all with pretty period fireplaces and graceful proportions that give a very tranquil feeling. The bedroom at the rear has a very useful utility cupboard with space and plumbing for appliances.

Across the landing is the modern family bathroom with a double ended bath. A side aspect window reflects light off its white fittings and contemporary floor tiles for a soothing bathing experience.

Up a further flight of stairs to the second floor is a further double bedroom and a recently renovated modern en-suite with a freestanding roll top bath and a double shower enclosure, making it a restful retreat.

Outside the garden's block brick courtyard is bordered on all sides by mature plants climbing up the wooden fencing. It is fully enclosed offering a sanctuary for children with plenty of room for a table and chairs for summer entertaining.

This fabulous period home is a short walk from first class grammar schools and mainline stations making it perfect for families with professional needs. A must see!





Glazed entrance door which opens to:

Lobby: tiled flooring, space for coats and shoes, part opaque stained glass entrance door with glazed top light panel above which opens to:

Entrance hall with engineered oak flooring, radiator with decorative panted cover and doors opening to:

Living/dining room: 26'2 x 13'1 front aspect triple glazed sash bay window, rear aspect triple glazed French doors opening into the garden, fireplace with Chesney's wood burning stove and slate hearth, engineered oak flooring, fitted Neptune alcove bookcases.

Kitchen/breakfast room: 23'5 x 11'7 side and rear aspect triple glazed windows and sloping ceiling with French doors onto the courtyard garden, Silestone work surfaces, integrated Neff dishwasher, Neff oven, integrated Neff induction hob, integrated Neff fridge/freezer, butler sink with mixer tap over and engineered oak flooring. The kitchen has plenty of Neptune eye and base level units, part dresser style glazed, a larder cupboard, a long island unit with open shelving and a pull-out bin and a wooden corner seating unit with space for a table and chairs in front. At the breakfast area end, there is a fireplace with a high wooden surround and a gas log burner inset with a tiled hearth. There is an under stairs storage cupboard housing the fuse box.

Stairs up to the first-floor landing with engineered oak flooring, radiator with decorative panted cover, fitted cupboard housing the water cylinder and Worcester boiler and doors opening into:

Bedroom 1: 15'5 x 13'5 front aspect triple glazed sash bay windows, one bay, period fireplace with original Victorian tiling, fitted alcove wardrobes with hanging rails and shelving, engineered oak flooring and radiator.

Bedroom 3: 12'8 x 10'11 rear aspect triple glazed sash window, period fireplace with original Victorian tiling, fitted alcove cupboard with shelving and radiator.

Bedroom 4: 11'7 x 8'10 rear aspect triple glazed sash window, period fireplace, utility cupboard with space and plumbing for appliances and shelving for linen and radiator.

Family bathroom: side aspect opaque sash window, back to wall double ended bath roll top bath with wall mounted taps, wall hung wash hand basin with wall mounted taps, low-level WC, heated towel rail, tiled flooring with underfloor heating and ceiling loft hatch.

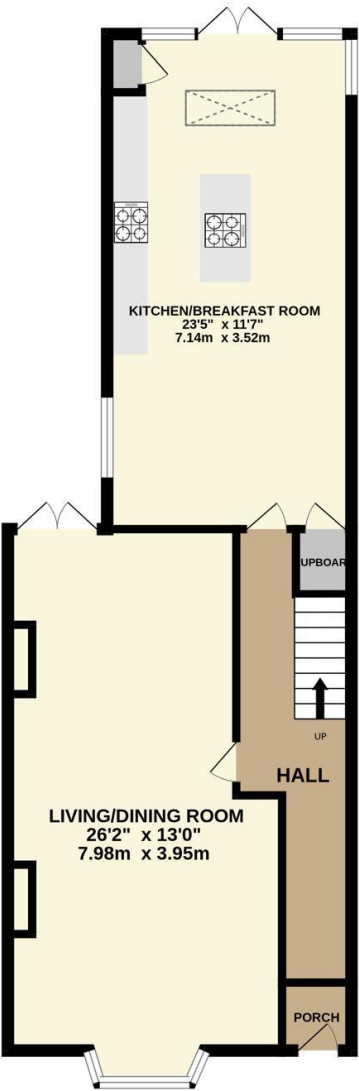
Stairs up to second floor with rear aspect Velux window and doors opening into:

Bedroom 2: 15'11 x 13'4 feature fireplace, radiator and eaves storage cupboard.

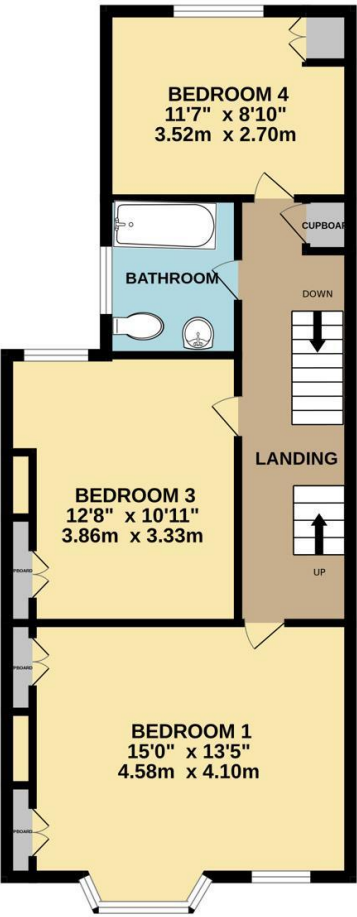
En-suite: side aspect window, freestanding roll top bath with floor mounted mixer tap, double shower enclosure with rainwater shower head, traditional wash hand basin and chrome basin stand, concealed cistern WC, traditional radiator with heated towel rail, part wooden panelled walls, ceiling loft access hatch, tiled flooring with underfloor heating.



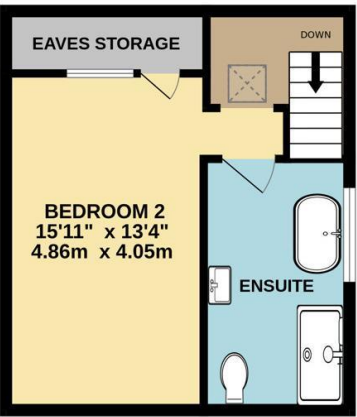
GROUND FLOOR
679 sq.ft. (63.0 sq.m.) approx.



1ST FLOOR
596 sq.ft. (55.4 sq.m.) approx.




2ND FLOOR
307 sq.ft. (28.5 sq.m.) approx.



APPROX TOTAL AREA 146.9 SQ.M

TOTAL FLOOR AREA : 1581 sq.ft. (146.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			77
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		55	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	



Outside: To the front is a mid-height brick wall with columns and hedging over with a cast iron gate giving access to a tiled pathway leading to the front door. There is some mature shrubbery to the sides of the living room bay window. To the rear is a block brick courtyard with fencing on all perimeters with mature climbing plants and shrubs to the front. The side return which is also fenced and block brick has space for bin storage and there is a wooden shed at the rear. A wooden gate to the side gives street access.

General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band E (£2,610.00) / EPC: D (55)

AREA INFORMATION: Tunbridge Wells, steeped in royal history and architectural heritage, also provides a wealth of modern day shopping, entertaining and recreational facilities. As it is a mere 30 miles south of London and sits amidst glorious Kent countryside it is a highly sought after area for property owners. The historic Pantiles offers a vibrant al fresco café culture with independent boutiques stretching up to the old High Street. Your every shopping need is satisfied, however, as the more modern day Royal Victoria Place Shopping Centre offers comprehensive shopping facilities from department stores and national chains. Excellent local primary schools such as Holmewood House and Claremont School sit alongside the highly regarded and sought after girls' and boys' grammar schools. With a number of additional exceptional state secondary schools in its borough and the renowned Tonbridge and Sevenoaks Schools on its doorstep, parents are definitely spoilt for choice. Recreational amenities such as Dunorlan and Grosvenor Parks, Calverly Grounds, the Assembly Hall Theatre, Nevill Golf Club and St Johns Sports Centre offer an abundance of leisure facilities. With its two stations, Tunbridge Wells and High Brooms, Tunbridge Wells is a commuters dream as even in off-peak there are up to four trains an hour to London Charing Cross in 50-minute journey times or less. Finally, the M25 with its links to Gatwick and Heathrow Airports is accessible via the A21 which lies just north of Tunbridge Wells.



