

7 East Cliff Road, Tunbridge Wells





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Pretty Period 4-Bedroom Victorian Home

Accommodation Summary

- Semi-detached house
 - 4 bedrooms
- Elegant living/dining room
- Kitchen/breakfast room
 - Pretty garden
 - Period features
- Sought after St Johns location
- Catchment area for Grammar schools
- Walking distance of mainline stations



Tel: 01892 514 189

55 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.

The entrance door opens into an elegant hallway, its dark wooden flooring contrasting beautifully with the neutral walls and striped stair runner.

To the right light pours into the spacious reception room through its bay window overlooking the residential street. It is an exceptionally welcoming space with stylish décor, wooden flooring and a pretty tiled fireplace housing a gas fire. With the dining area to the rear, it a fantastic space for both family living and entertaining.

At the end of the hallway, is the kitchen/breakfast room which is well designed with plenty of bespoke painted wooden cabinetry topped off with granite work tops. The room is dappled with light from dual aspect windows with a part glazed door to the side opening into the garden. Integrated appliances such as the Bosch dishwasher, fridge and freezer and Zanussi oven with induction hob make it a cook's dream. There is ample room for a table and chairs and a useful guest cloakroom sits neatly to the rear with space for coats and shoes.

Climbing the stairs to the first floor there are four bedrooms, three of which are large doubles and all enjoying lots of natural light from their large windows.

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

Outside the garden is a mix of gravelled terrace areas, lawn, mature hedging and pretty flowered borders. It is fully enclosed offering a sanctuary for children with plenty of room for a table and chairs for summer entertaining and a lovely summer house to seek shade in.

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!

Part opaque glazed entrance door with top light window which opens to:

Entrance hall with wooden flooring, under stairs storage cupboard, radiator and doors opening to:

Living Room: 12'5 x 12'5 part opaque front aspect double glazed bay window, fireplace with tiled surround and hearth, painted wooden mantel and inset gas effect fire, wooden flooring, radiator and opening into:

Dining Room: 10'5 x 13'11 rear aspect double glazed window, wooden flooring and radiator.





Kitchen/breakfast room: 11'9 x 17'2 side and rear aspect double glazed windows, side aspect part opaque glazed door opening into garden, granite work surfaces, integrated Zanussi oven, induction Zanussi hob, stainless steel extractor, sink with drainer and mixer tap, integrated under counter Bosch fridge, integrated under counter Bosch freezer, integrated Bosch dishwasher, butler sink with mixer tap over and Amtico wooden effect flooring. The kitchen has plenty of painted wooden eye and base level units, space and plumbing for a washing machine and a tumble dryer and space for a table and chairs.

Cloakroom/lobby: side aspect opaque windows, wall hung wash hand basin, low level WC, space for coats, wooden effect laminate flooring and radiator.

Stairs up to the first-floor landing with wooden flooring, fitted cupboard with hanging rail and shelf and doors opening into:

Bedroom 1: 10'5 x 12'8 front aspect double glazed bay window and radiator.

Bedroom 2: 10'5 x 13'5 rear aspect double glazed window, period fireplace, painted wooden flooring and radiator.

Bedroom 3: 11'9 x 13'10 rear aspect double glazed window, painted wooden flooring, fitted cupboard housing the water cylinder with shelving for linen, ceiling loft access hatch and radiator.

Bedroom 4: 5'11 x 8'11 front aspect double glazed window and radiator.

Bathroom: side aspect opaque window, wooden panel enclosed bath with wall mounted shower attachment and glass bath shower screen, low level WC, wall hung slimline wash hand basin with mixer tap, part tiled walls and wooden effect flooring.

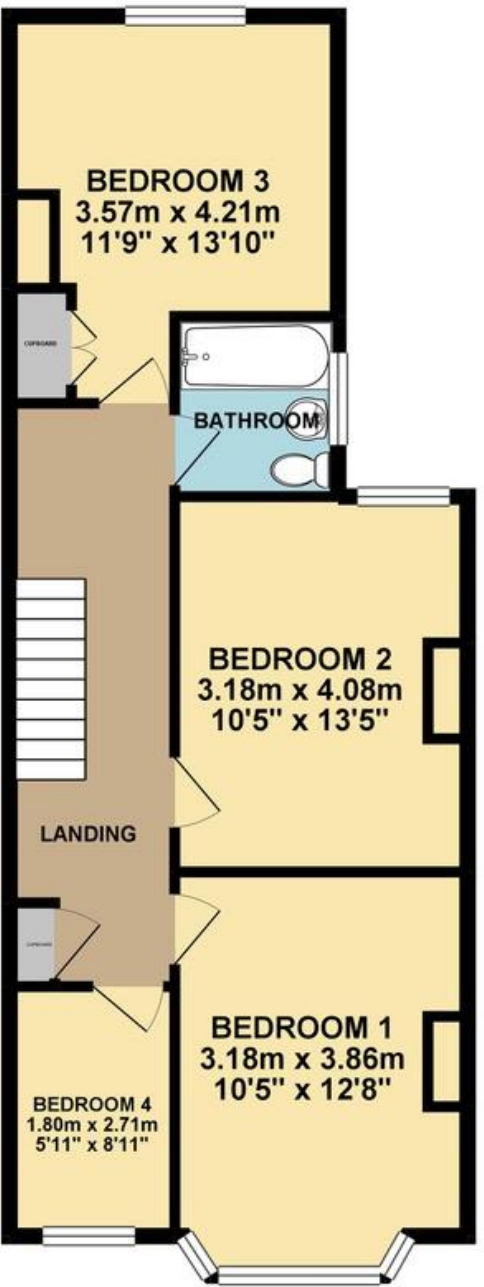
Outside: To the front is a mid-height brick wall with columns and an iron gate with hedging behind and to the right. A tiled pathway leads to the front door which has some climbing plants growing around it. To the rear is a garden with close boarded fencing on all perimeters with an area of lawn, two areas of gravelled terrace, a summer house, hedging and stocked perimeter flower beds. There is a side wooden gate giving street access and a front gate giving further street access.



GROUND FLOOR 59.41 sq. m.
(639.43 sq. ft.)




1ST FLOOR 59.52 sq. m.
(640.64 sq. ft.)



TOTAL FLOOR AREA : 118.92 sq. m. (1280.08 sq. ft.) 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			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		57	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 Plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 



General:

Tenure: Freehold

Local authority: TUNBRIDGE Wells Borough Council

Council tax: Band E (£2,206.00)

EPC: D (57)

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, Calverley 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.



