

35 East Cliff Road, Tunbridge Wells





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Immaculate Bright 3-Bedroom Family Home

Accommodation Summary

- Semi-detached house
 - 3 bedrooms
 - Living room
 - Dining room
 - Conservatory
 - Stylish kitchen
 - Modern bathroom
- Garden and off-street parking
- Development potential with large loft space
- Close to mainline station and popular schools



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Perfectly positioned, this fantastic home is on a residential road hugely popular with families and professionals alike, as it is in walking distance of excellent schools, local amenities and superb transport links.

Cleverly lit, a smart block brick driveway sets it back from the street, providing off street parking for several cars.

An enclosed porch, with room for coats and shoes, has an original part stained glass door which opens into the broad hallway. Fresh cream walls and warm wooden accents are echoed throughout the house.

First on the left is the living room which is a welcoming space with a pretty bay window, wooden flooring and a wood burning stove, adding character and warmth.

Opening to the rear is the dining room, which enjoys light and garden views from the conservatory beyond.

Through glazed French doors at the rear, the spacious conservatory's picture windows flood the room with light and views of the beautiful garden. It is the perfect space for relaxing or entertaining in and its own set of double glazed doors open onto the terrace and garden beyond.

At the end of the hallway, is the stylish and stream lined kitchen. It is well designed with plenty of white cabinetry contrasting beautifully with warm wooden work tops. A stoves range oven and integrated AEG appliances together with a breakfast bar space for your morning coffee, make it a cook's dream.

Climbing the carpeted stairs to the first floor there are three bedrooms, two of which are generous doubles, and all with large windows and graceful proportions that give a very tranquil feeling.

At the front of the landing is a cloakroom and the modern family bathroom with a shower over the bath. Natural light reflects off its white fittings and contemporary tiles with underfloor heating for a soothing bathing experience.

There is also access into a very large boarded loft which stretches the width of the house offering great development potential.

Outside the west facing rear garden is laid mainly to lawn which is bordered with a colourful array of flowering plants. There is a block brick terrace perfect for alfresco dining at the rear of the house which winds down to the rear of the garden. It is fully enclosed offering a sanctuary for children and pets whilst two wooden sheds at the rear, one with electricity and lighting for additional appliances, offer great storage space. With front street access and a driveway for 2 cars, all your needs are met.

This fabulous home delivers character, space and a family friendly style of living in a sought-after location making it perfect for families with professional needs. However, it also offers you a loft conversion dream project to add value in the future. A must see!





Brick arched porch with glazed entrance door and glazed top light panels above and at the sides, which opens to:

Storm porch with tiled floor, wall heater, space for coats and shoes with part stained glass opaque entrance door, which opens to:

Entrance hall: mix of carpet and wooden flooring, leaded front aspect window, under stairs storage cupboard housing meters with space for storage, radiator and doors opening into:

Living Room: 12`11 x 18`5 front aspect double glazed bay window, wooden flooring, radiator, fireplace with internal wall operated lighting, wooden mantle, tiled hearth and inset wood burning stove and opening into:

Dining Room: 12`3 x 12`6 serving hatch into kitchen, wooden flooring, fireplace with wooden mantle, tiled hearth and inset gas effect wood burning stove, rear aspect internal glazing and French doors opening into:

Conservatory: 12`11 x 15`6 glazed pitched roof, rear and side aspect picture full length picture windows, some opening, side aspect French doors opening onto garden terrace and tiled flooring with underfloor heating.

Kitchen: 7`8 x 11`11 rear and side aspect double glazed windows, side aspect part glazed door opening into garden, tiled flooring with underfloor heating, breakfast bar with seating for 2 bar stools, stainless steel sink with mixer tap and drainer, eye and base level white units, with corner and larder pull out units, wooden work surfaces, integrated under counter

fridge, space and plumbing for washing machine, space for small tumble dryer, Stoves range oven with 7 gas burner hob, stainless steel extractor, coloured glass splash back, fitted AEG combination microwave oven, integrated AEG dishwasher, radiator, newly installed Worcester condensing boiler in wall cupboard and tiled flooring with underfloor heating

Stairs up to first floor landing with side aspect double glazed window, wooden flooring, ceiling access hatch with drop down ladder into fully boarded and insulated loft (19`10 x 31`10) and doors opening into:

Bedroom 1: 12`11 x 18`5 front aspect double glazed bay window and radiator.

Bedroom 2: 12`3 x 12`6 rear aspect double glazed window and radiator.

Bedroom 3: 7`8 x 11`11 rear aspect double glazed window, airing cupboard housing the water cylinder with capability for solar heating, with shelving for linen and cupboard over and radiator.

Cloakroom: side aspect opaque double glazed window, low-level WC, radiator and tiled flooring.

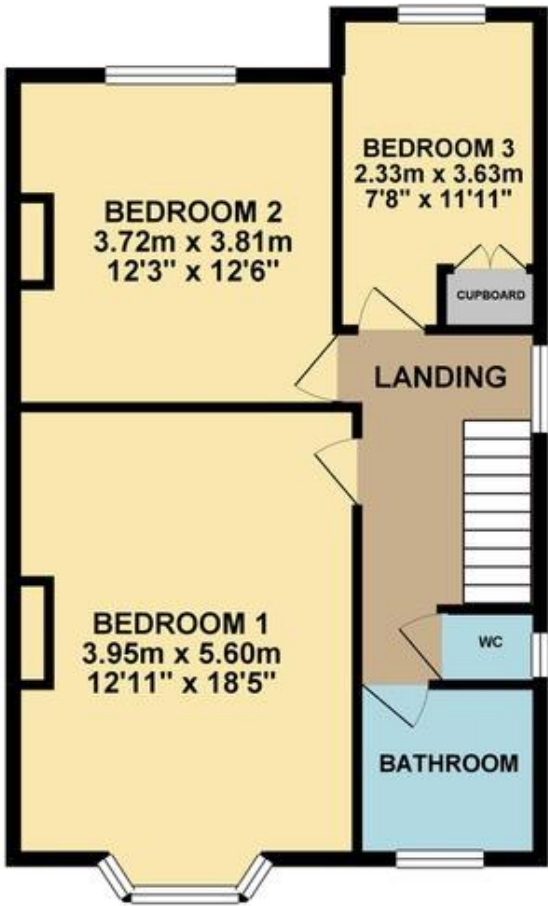
Bathroom: front aspect opaque double glazed window, panel enclosed bath with hand held shower attachment and rainwater shower head, pedestal wash hand basin with mixer tap, heated wall mirrors, heated towel rail, low level WC, tiled flooring with underfloor heating and tiled walls.



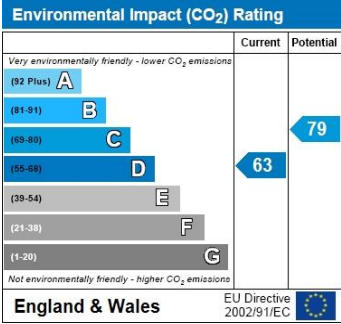
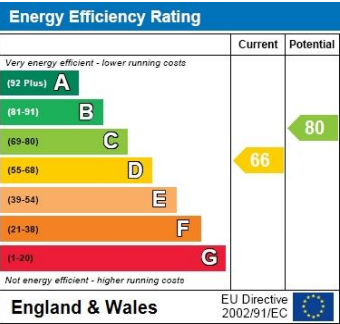
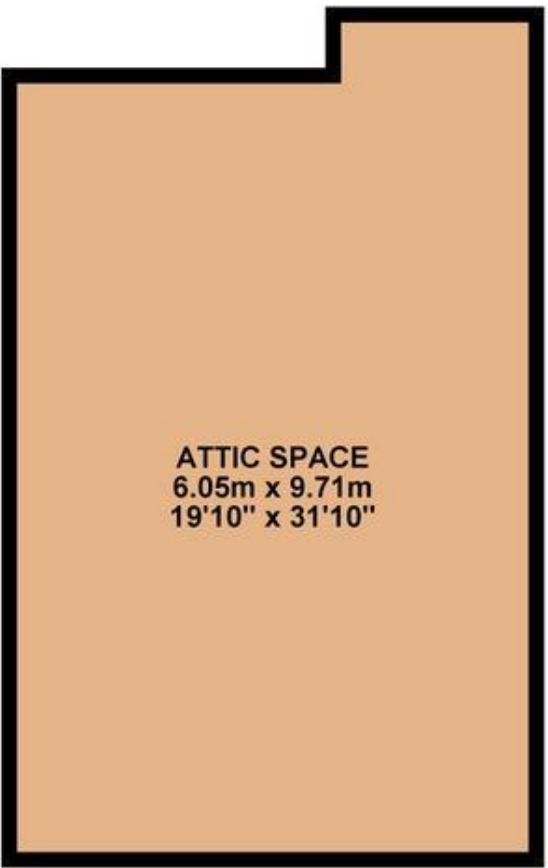
GROUND FLOOR 54 sq. m.
(581.25 sq. ft.)



1ST FLOOR 47 sq. m.
(505.90 sq. ft.)



2ND FLOOR 47 sq. m.
(505.90 sq. ft.)



TOTAL FLOOR AREA : 101.00 sq. m. (1087.15 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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Outside: to the front of the property is a block brick paved off road driveway for up to two cars with mid height fencing at both side perimeters with a stocked flower bed to the left perimeter, front brick pillars with low level timer-controlled lights and a side return with bin storage space and a wooden gate giving rear garden access. At the rear, the west facing garden is laid mainly to lawn with a block brick terrace to the rear of the house and a block brick pathway to the right side leading to the rear. There is external lighting and water taps. There is close boarded perimeter fencing on all sides with a stocked flower bed to the left. There are two wooden sheds at the rear, one with electricity and lighting, with plenty of space for additional appliances.

General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band E (£2,214.21) / EPC: D (66)

Cavity wall insulation & re-roofed 3 years ago

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 St John's Primary School, St Augustine's RC Primary School, Holmewood House, Rose Hill and The Wells Free 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 St John's Recreational Ground, 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. Finally, the M25 with its links to Gatwick and Heathrow Airports is accessible via the A21 which lies just north of Tunbridge Wells.

