

Flat E, 7 Sandrock Road, Tunbridge Wells





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Sophisticated Elegant 4-Bedroom Apartment in Victorian Conversion

Accommodation Summary

- Split-level apartment on the first and second floor within detached Victorian house
 - 4 bedrooms, 1 with balcony
 - Dining Room/entrance hallway
 - Kitchen/breakfast room
 - Living room
 - Shower room
 - Bathroom
 - Utility room with storage
- Pretty west facing garden with outdoor kitchen
- Carport and off-street parking



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This stylish split-level apartment is on the first and second floor of a beautiful detached Victorian conversion, which itself sits on a sought-after road, close to the town centre and the open green spaces of Dunorlan Park.

The apartment's private front door opens into a graceful entrance hallway whose elegant décor and generous proportions give a nod to the building's Victorian heritage and features. It has ample room to double as a dining space.

The elegant living room is a very inviting space with its large window with panelling beneath, wooden flooring, alcove shelving and handsome fireplace with wood burning stove. There is plenty of room for deep sofas making it the perfect space to relax and entertain in.

Next door the kitchen/breakfast room is a visual delight as it is beautifully finished and fully equipped. Light bounces off the quartz worktops and the wooden central island has space for 4 bar stools. Deep pan drawers and larder cupboards are a cook's dream and the warm wooden flooring contrasts beautifully with the neutral units that wrap around the room housing integrated appliances. The dual aspect windows brighten the room with an indented run of units and a butler sink adding character.

Opposite, bedroom four, which is currently set up as a home office, has French doors that open onto an enclosed and decked sit on balcony, perfect for your morning coffee. With the garden kitchen below, it would be easy to install a spiral staircase for easy access.

Bedroom three, which is a generous double, a cloakroom and a modern shower room complete the floor.

Climbing the stairs to the second floor there are two further bedrooms, both restful doubles with period features and large windows. Bedroom one benefits from a pretty fireplace and fitted wardrobes.

The bathroom opposite has mid height wall panelling and a free-standing roll top bath, which adds to the feeling of luxury that the room certainly delivers on.

A utility room with a deep storage space completes the floor.

The enclosed private garden at the rear has been well thought out and delivers on every level with a paved terrace with fitted seating, a fantastic outdoor kitchen with bar, a neat lawned area and even a vegetable patch. Stocked flower beds and shrubbery dotted about add interest whilst a wooden shed offers storage. This sunny west facing garden is fully enclosed by wooden fencing and mature trees and hedging which afford great privacy. There is off street parking to the front and a covered car port.

This home delivers a luxury lifestyle in a central location that is ready to move straight in and enjoy. It is also within easy reach of parkland, the town centre, mainline station with fast rail connections to central London and first-class schools. A must see!



Communal entrance door which opens into:

Communal entrance hall with stairs rising to the first floor and the apartment's:

Private entrance door, which opens into:

Entrance Hall/Dining Room: 29'3 x 8'2 side aspect window, wooden flooring, radiator, and door opening into:

Cloakroom: side aspect window, low level WC and wash hand basin.

Living Room: 14'10 x 18'2 side aspect window with wooden panelling below, wooden flooring, fireplace with wood burning stove and mantle, alcove cabinetry with open shelving and cupboards and radiator.

Inner lobby with fitted cupboard and doors opening into:

Kitchen/Breakfast Room: 14'10 x 14'8 side and rear aspect windows, ceramic butler sink with mixer tap, integrated Neff dishwasher, integrated under counter freezer, integrated wine fridge, space for range oven, space for American style fridge/freezer, wooden flooring and column radiator. The kitchen has plenty of quartz worktop space and a good selection of base level units with pan drawers and open shelving, a wine rack and larder cupboards. There is a kitchen island with space for 4 bar stools.

Shower Room: double walk in shower cubicle with wall mounted shower attachment, wash hand basin and low level WC.

Bedroom 3: 10'9 x 18'2 side aspect window with wooden panelling below, fitted cupboard and radiator.



Bedroom 4: 14'10 x 8'2 side aspect window, rear aspect French doors opening onto decked enclosed sit on balcony, wooden flooring and radiator.

Stairs rising to the second floor and doors opening into:

Bedroom 1: 13'6 x 18'2 side aspect window, painted flooring, period fireplace with tiles surround and hearth and mantle, fitted wardrobes and radiator.

Bedroom 2: 10'9 x 18'2 side aspect window, period fireplace with tiled hearth, wooden flooring and radiator.

Bathroom: side aspect window, mid height wooden wall panelling, freestanding double ended roll top bath with mixer tap and wall mounted handheld shower attachment and rainwater shower head, pedestal wash hand basin, wooden flooring and radiator.

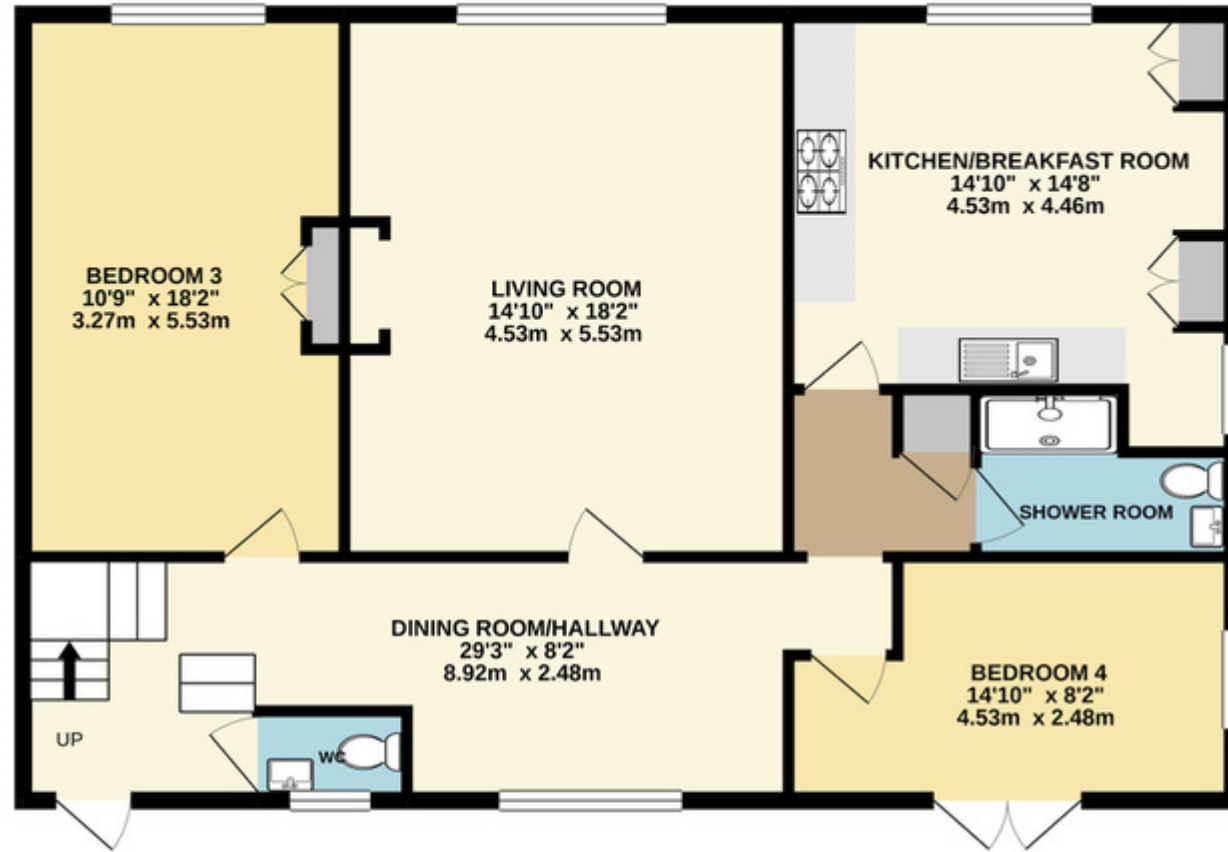
Utility Room: side aspect window, space and plumbing for appliances and door opening into a deep storage cupboard.

Outside: The house is set back from the road and approached by a gravelled drive with an off-street parking space under a covered car port, with a wooden shed and bin storage area behind. At the rear is an enclosed private garden with a large paved terrace with fixed seating and an outdoor kitchen with fitted units and a bar area, placed under the balcony which itself has an option to add a spiral staircase for access to the garden below. There is a large lawned area, stocked flower beds, a vegetable patch and a further paved space, perfect for sun loungers. The garden is fully enclosed by wooden fencing and mature hedging.

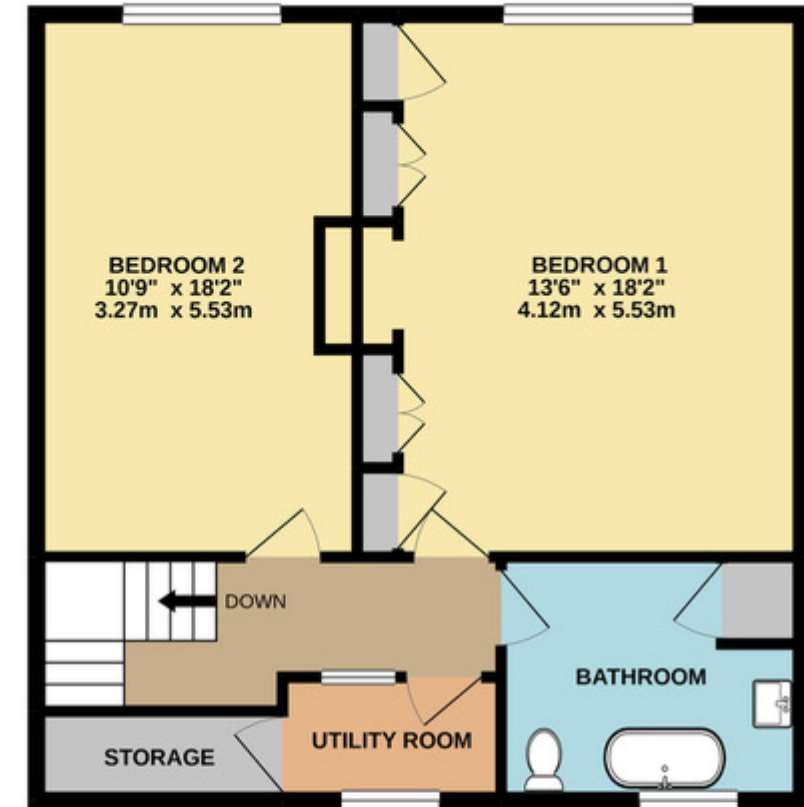
General:



1ST FLOOR
1063 sq.ft. (98.8 sq.m.) approx.



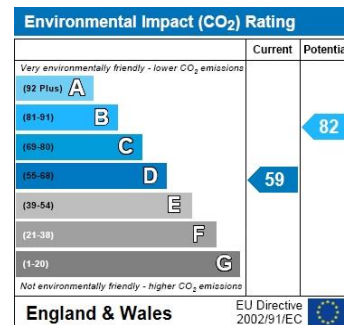
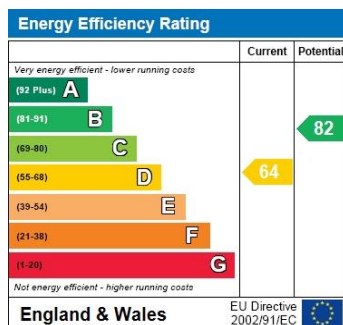
2ND FLOOR
673 sq.ft. (62.5 sq.m.) approx.



APPROX TOTAL AREA 161SQ.M

TOTAL FLOOR AREA : 1736 sq.ft. (161.3 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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Tenure: Share of Freehold
Local authority: Tunbridge Wells Borough Council
Council tax: Band D (£1,876.00)
EPC: D (64)

AREA INFORMATION: Tunbridge Wells, Kent

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 James` Church of England School and Claremont Primary 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. Finally, the M25 with its links to Gatwick and Heathrow Airports is accessible via the A21 which lies just north of Tunbridge Wells.



