

Flat 1, 147 St Johns Road, Tunbridge Wells





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Spacious Stylish 3-Bedroom Conversion Apartment in Sought After Location

Accommodation Summary

- Ground floor conversion apartment in sought after location
 - 3 double bedrooms, 1 en-suite
 - Living/dining room
 - Kitchen
 - Bathroom
 - Private entrance
 - Large west facing private garden
 - Driveway with 2 parking spaces
 - Share of freehold
 - Potential for development



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This beautiful ground floor apartment sits in the popular St Johns quarter of Tunbridge Wells.

It is a short walk from the local vibrant coffee shops, town centre, first class schools and mainline stations, making it perfect for young families and professionals with commuting needs.

Set back and screened from the road by a wall with hedging behind, its gravelled driveway provides allocated parking for two cars.

The apartment spans the entire ground floor of its detached house and benefits from two separate covered entrances, one of which is private.

As soon as you enter, the size and depth of the apartment is immediately apparent. Warm wooden flooring, linking each room seamlessly, high ceilings and large windows add to a true sense of space and light.

There are three restful double bedrooms running off the wide hallway.

The principal bedroom, brightened by its beautiful bay window, enjoys an ensuite shower room with a double walk-in shower.

Along the hallway is the bathroom which delivers a feeling of luxury with its quality fittings, contemporary tiles and a separate bath and shower cubicle. There is even a wall mounted TV monitor above the bath.

At the rear is the generously sized living/dining room, flooded with light from its bay window with French doors, delivering garden views and access. A beautiful painted mantle frames the chimney breast and with plenty of room for sofas and furniture, it is the perfect space to relax and entertain in.

Conveniently opening to the side is the stylish kitchen. Shaker style units contrast beautifully with its granite work tops and tiled flooring. There are integrated appliances, room for a large range oven, and dual aspect windows, one cleverly placed above the sink. There is a storage cupboard housing the boiler and a part glazed door to the side gives easy garden and driveway access.

Outside there is a wonderfully large west facing private garden that is laid mainly to lawn, with a paved terrace for summer dining and two sheds for storage. It is fully enclosed on all sides by wooden fencing, making it a safe sanctuary for pets and children.

With high ceilings, spacious rooms, and a popular location this home is ready to move straight in and enjoy. It also, however, has the opportunity to extend, subject to planning to consents, to add room and value. A must see!





Covered communal front entrance door, which opens into:

Communal Reception Hall: leading to the apartment's private front door opening into:

Entrance Hallway: space for coats, wooden flooring, under stair storage cupboard housing the fuse box, wall mounted entry phone, radiator and doors opening into:

Bedroom 2: 13'10 x 11'3 front aspect window with secondary glazing, feature painted mantle, alcove open wall shelving and radiator.

Principal Bedroom: 15'3 x 15'3 front aspect bay window with secondary glazing, feature painted mantle, alcove open wall shelving, fitted wardrobe with hanging rail, radiators and door opening into:

En-suite: walk in double shower cubicle with handheld shower attachment and rainwater shower head, wall hung wash hand basin with mixer tap, low level WC, heated towel rail, part tiled walls, tiled flooring, and inset wall shelf.

Bathroom: side aspect opaque double glazed window, tile panel enclosed bath with mixer tap and wall mounted fitted TV monitor, low level WC, corner shower cubicle with handheld shower attachment and rainwater shower head, wall hung wash hand basin with mixer tap, part tiled walls, tiled flooring, and inset wall shelves.

Bedroom 3: 12'7 x 12 side aspect window with secondary glazing, painted feature mantle, alcove wall shelving and radiator.

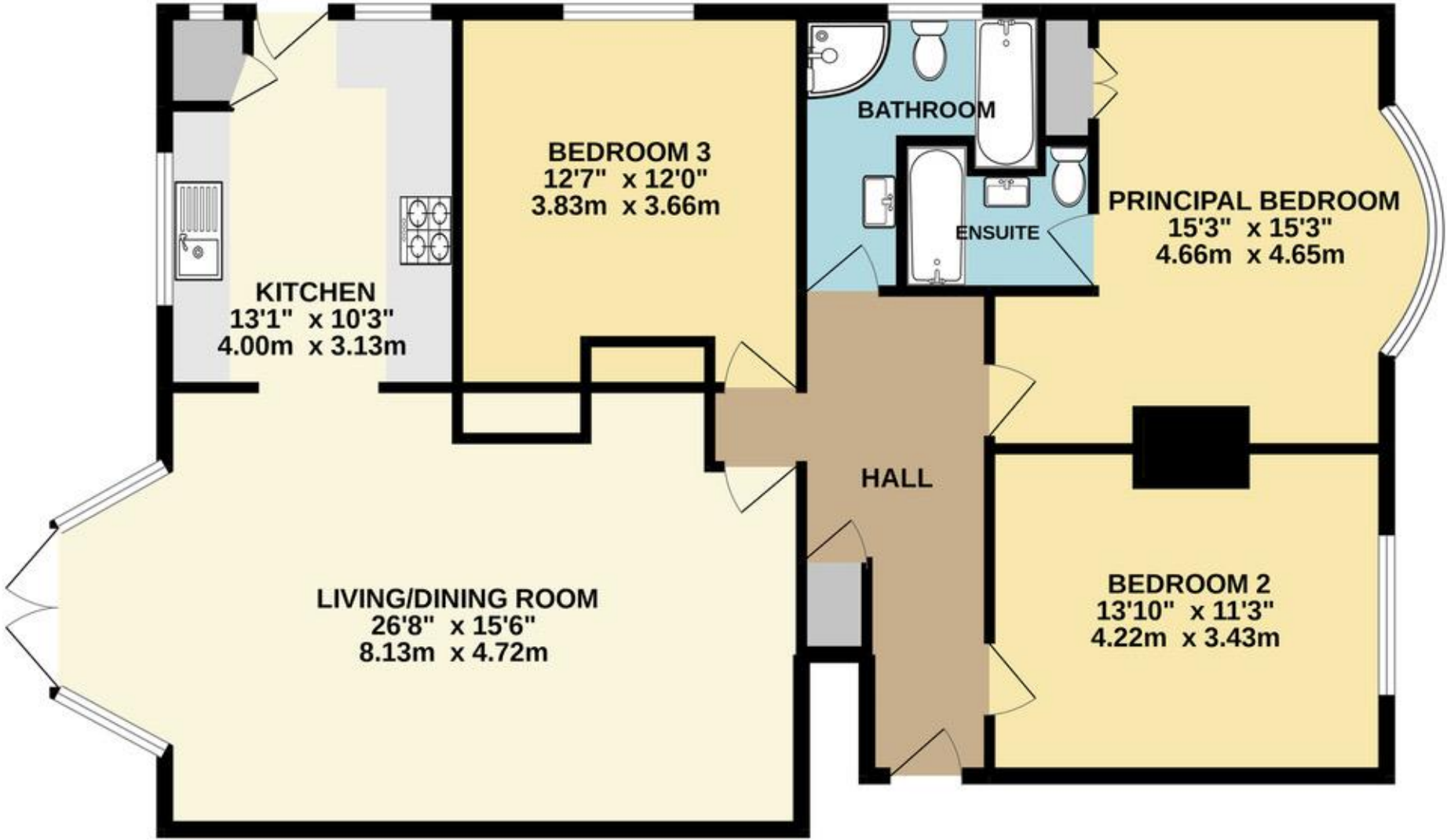
Living/Dining Room: 26'8 x 15'6 rear aspect double glazed bay window with French doors giving garden access, fireplace with painted mantle and granite hearth, alcove open wall shelving, wooden flooring, radiators and opening into:

Kitchen: 13'1 x 10'3 rear aspect double glazed window, side aspect window, tiled flooring, Belfast sink with mixer tap, space for a range oven, stainless steel extractor, integrated microwave, integrated dishwasher, integrated fridge/freezer, integrated washing machine, coloured glass splashback, column radiator, open wall shelving and fitted cupboard with side aspect opaque window, space for coats and storage and housing the wall mounted Worcester boiler. The kitchen has plenty of granite worktop space and a good selection of eye and base level units.

Outside: To the front is a low brick wall with hedging behind in front of a gravelled driveway with allocated parking to the side for 2 cars, a bark filled flower bed in front of the house with bay trees, wooden fencing to both sides, wooden bin store, a side aspect wooden fence with gate giving rear garden access and a covered tiled porch in front of the communal doorway at the far left side. To the rear is a large private garden laid mainly to lawn with some trees and planting. It is west facing and enclosed on all sides by close boarded fencing with a paved terrace at the rear of the house. There are two wooden sheds and a side aspect canopied porch with a part glazed door opening into the kitchen.



GROUND FLOOR
1324 sq.ft. (123.0 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



TOTAL FLOOR AREA : 1324 sq.ft. (123.0 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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General:

Tenure: Share of Freehold

Length of lease: 987 years remaining

Local authority: Tunbridge Wells Borough Council

Service Charge: £300.00 P/A

Council tax: Band D (£1,971.99)

EPC: D (66)

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 John's Church of England 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, such as the Bennett Memorial Diocesan School and the renowned Tonbridge and Sevenoaks Schools on its doorstep, parents are definitely spoilt for choice. Recreational amenities such as the 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.



