

51 Chichester Road, Tonbridge





51 Chichester Road, Tonbridge TN9 2TJ

Newly Renovated 2-Bedroom Period House in Sought After Area

Accommodation Summary

- Semi-detached period house, with no onward chain
 - 2 double bedrooms
 - Living room
 - Dining room
 - Kitchen/breakfast room
 - Large bathroom
 - Garden
 - Garden studio with electricity
- Walking distance of mainline station and popular schools
- Loft conversion opportunity, subject to consents



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Set back from its tree lined road by a low brick wall, this home's handsome red brick exterior and pretty bay window provides plenty of kerb appeal.

An entrance door to the side welcomes you into this immaculately presented house which the current owners have sensitively renovated and modernised to create a bright, stylish home.

To your left, at the front of the house, is the spacious living room. It is flooded with light from the generous bay window and has plenty of room for deep sofas. A feature chimney breast offers the opportunity to install a working fire.

Towards the rear is the fantastic kitchen/dining room whose recent renovation has created an excellent cooking, dining, and entertaining space. It is beautifully finished with Wren cabinets, integrated appliances, and a long island topped with Quartz with a breakfast bar overhang for four bar stools. A glass skylight and rear glazed doors flood the room with light and garden views.

In the dining area there is ample room for a table and chairs and a stylish run of under stair cupboards provides a clever use of space, including a utility cupboard with plumbing and space for a washing machine.

Climbing the stairs to the first-floor split landing there are two double bedrooms, both with graceful proportions that give a very tranquil feeling. The principal bedroom has an over stair open wardrobe space with a hanging rail and shelving.

The spacious bathroom at the end of the landing has a large window bringing in lots of natural light. There is a shower over the bath and a vanity unit, with storage below the wash hand basin.

Outside to the rear is an enclosed garden with an area of lawn and a gravelled terrace next to the house, perfect for relaxing in the summer months. It also benefits from front street access and a fantastic garden studio with a stylish office space on one side and plenty of garden storage space on the other.

Chichester Road is superbly located for a host of popular nurseries, primary, secondary and grammar schools. The popular Sussex Road Primary School is opposite. It is also close to all of Tonbridge's local amenities and the mainline railway station making it well served for leisure facilities and transport links.

This property offers a well-designed and stylish interior that has sympathetically transformed a Victorian property into a sophisticated contemporary home. A must see!



Opaque part glazed entrance door, opening into hallway with door opening into:

Living Room: 12'6 x 11'9 front aspect double glazed bay window with mid height shutters, feature fireplace with granite hearth, exposed brick firebox and oak beam mantel, and traditional radiator.

Dining Room: 15'11 x 11'9 wooden effect flooring, exposed brick chimney breast with granite hearth, under stair storage cupboard, under stair utility cupboard with space and plumbing for an appliance and shelves, under stair cupboard housing the fuse box, meters and with hanging space for coats, traditional radiator and opening into:

Kitchen/Breakfast Room: 13 x 11'9 rear aspect double glazed doors opening into the garden, ceiling glazed skylight, wooden effect flooring with underfloor heating and open wooden shelving. The kitchen is a perfectly planned area with plenty of Quartz worktop space, a selection of Wren eye and base level units with pan drawers, a long island with pull out bins, space and plumbing for a dishwasher, an undermounted sink with mixer tap and breakfast bar overhang with space for 4 bar stools. The integrated appliances include a fridge/freezer, Bosch oven and grill in tall housing unit, wine fridge, Zanussi 5 ring gas hob, and AEG stainless steel extractor.

Stairs up to first floor split level landing with ceiling access hatch into double insulated loft with drop down ladder and doors opening into:

Bedroom 1: 11'9 x 11'2 front aspect double glazed window, open walk-in over stair wardrobe with hanging rail and shelves and traditional radiator.

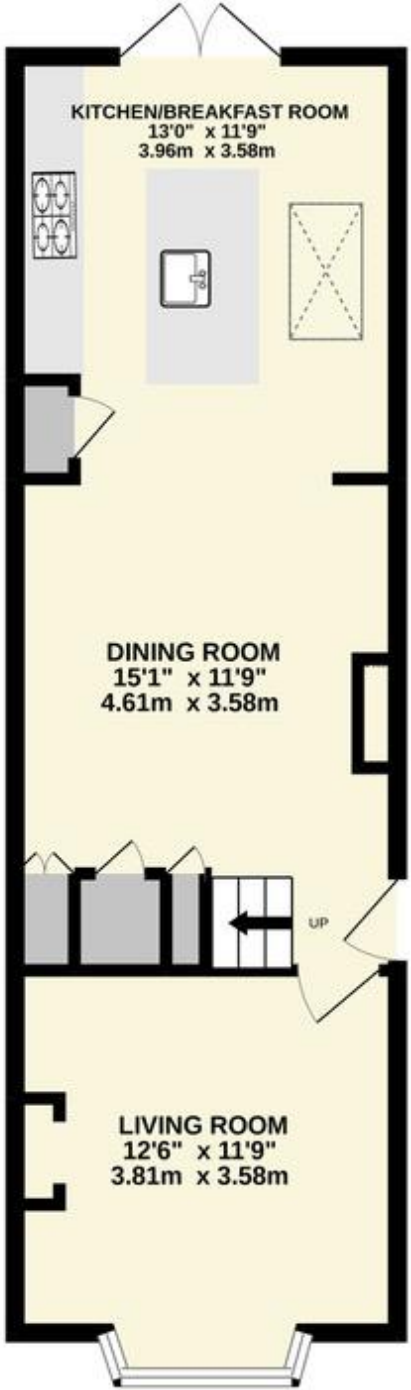
Bedroom 2: 12'2 x 8'11 double glazed rear aspect window, and radiator.

Bathroom: rear aspect opaque double glazed window, vanity unit with wash hand basin with mixer tap over and cupboard under, low level WC, panel enclosed bath with mixer tap, hand held shower attachment, wall mounted shower attachment and glass shower screen, airing cupboard housing the water tank with shelving for linen, wall hung boiler, heated towel rail, part mid panelled walls, part tiled walls and tile effect flooring.

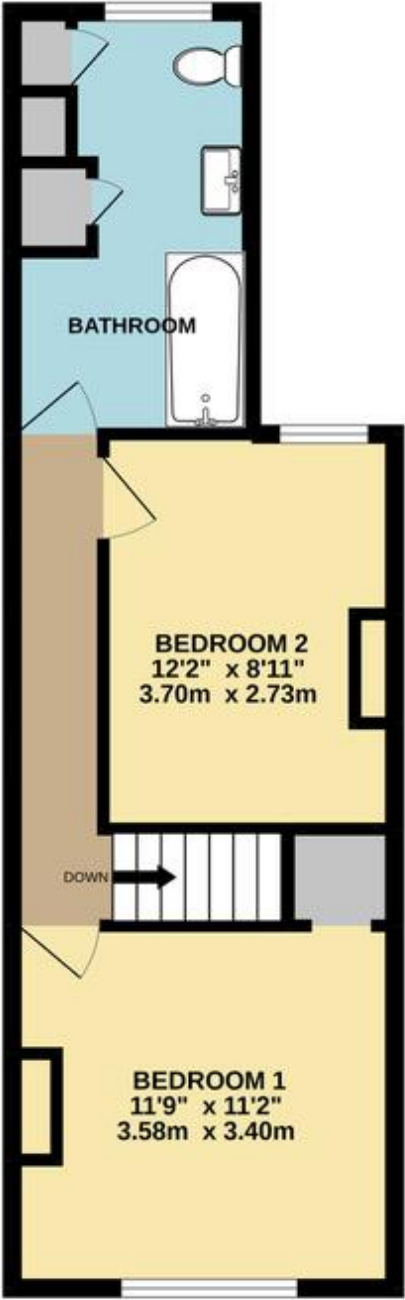
Outside: to the front of the property is a low brick wall with a stocked bed and a paved area behind. A hard surface pathway leads up to the side access front entrance door and rear garden access wooden gate behind. At the rear, there is a gravelled terrace next to the house and a garden laid mainly to lawn with a stocked flower bed and wooden perimeter fencing on all sides. The rear garden is east facing and there is an outdoor tap. The garden has a storage room annexed to the home office.



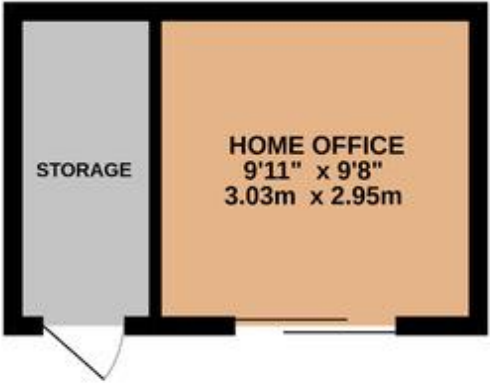
GROUND FLOOR
469 sq.ft. (43.6 sq.m.) approx.




1ST FLOOR
404 sq.ft. (37.6 sq.m.) approx.



ENTRANCE FLOOR
138 sq.ft. (12.9 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		58	
(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 : 1012 sq.ft. (94.0 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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Garden Office Studio: 9`11 x 9`8 front aspect glazed sliding doors, wooden effect flooring, safe, wall hung electric heater panel, lighting, and electricity.

General:

Tenure: Freehold
Local Authority: Tonbridge & Malling Borough Council
Council tax: Band C (£1,835.00) / EPC: 58 (D)

AREA INFORMATION: Tonbridge, Kent

Tonbridge, on the River Medway, is 4 miles (6 km) north of Royal Tunbridge Wells, 8.6 miles (13.8 km) south of Sevenoaks, 12 miles (19 km) south west of Maidstone and 29 miles (47 km) south east of London. It is a picturesque town steeped in history with a 13th Century Castle and a wealth of shopping and recreational amenities and unrivalled schooling. With open countryside on its doorstep it delivers nature in abundance to be enjoyed either cycling, walking or spotting wildlife. For recreational activities, there is the Tonbridge School gym, with its impressive facilities and indoor swimming pool and the Angel Sports Centre and the public swimming pool both based in the centre of Tonbridge. Nizels Golf & Country Club is a short drive away. There are many highly regarded primary schools in the area such as Sussex Road County Primary School (opposite), St Margaret Clitherow R C Primary School (Outstanding), Slade Primary School, Long Mead Community Primary School, Cage Green Primary School, Woodlands Junior and Infant Schools, Royal Rise Primary School (formerly St Stephen`s Primary School), and Bishop Chavasse Church of England Primary School. There are also independent preparatory schools such as The Schools at Somerhill, Hilden Oaks and Hilden Grange. The highly sought-after secondary level Hugh Christie, Tonbridge Girls Grammar School, Weald of Kent Girls Grammar, and Judd Grammar for boys are in Tonbridge whilst the renowned Tonbridge School forms the north end of the town with Sevenoaks Schools within easy reach. There are excellent transport links with journeys from Tonbridge mainline train station taking you to central London in approximately 40 minutes. The nearby A21 links with the M25, other motorway networks, Gatwick and Heathrow Airports, and the Channel Tunnel Terminus.



