

25 Warren Ridge, Frant





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Modern 1-bedroom maisonette with private garden and open countryside views

Accommodation Summary

- First floor maisonette
 - 1 double bedroom
 - Private entrance
 - Living/dining room
 - Stylish kitchen
 - Modern bathroom
 - Private garden
- Spectacular open countryside views
- Pretty village location
 - Chain free



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This well-presented maisonette occupies the entire first floor of its semi-detached home.

Sit on a quiet cul de sac and set back from the road by an expanse of lawn, a pathway winds up to the property's own private entrance.

Climbing the carpeted stairs to the first floor the wide hallway has a fitted desk, to satisfy home working requirements.

First on the right is the bright living/dining room with a large window flooding the room with light. It is plenty big enough for a large sofa and a dining table and chairs.

Behind is the bedroom, which is a good-sized double, it's window delivering spectacular countryside views.

Next door the kitchen has everything you need with white glossy fitted cupboards contrasting beautifully with the wooden counter tops. There is a fitted oven with an induction hob above and space and plumbing for a washing machine.

Completing the apartment is the modern bathroom which has a shower over the bath, its window reflecting light off its contemporary tiles creating a soothing bathing experience.

Outside to the rear and accessed from the side is the private garden. It is mainly laid to lawn with a paved terrace next to the house and a raised decked terrace at the rear, perfect for summer entertaining. There are stocked flower beds that add interest, 2 sheds for storage and wonderful countryside views beyond.

This home has been modernised and well maintained throughout and is perfect for first time buyers or a young family. A must see!





Canopied part glazed entrance door, which opens into:

Entrance Hall: stairs rising to the first floor, with storage above, opening into::

Hallway: ceiling loft access hatch, fitted desk with shelves below, fitted cupboard, radiator and doors opening into:

Living/Dining Room: 12`3 x 10`7 front aspect double-glazed window with shutters and radiator.

Bedroom: 14`6 x 7`9 rear aspect double-glazed window with shutters, fitted wardrobes and radiator.

Kitchen: 7`6 x 7`2 rear aspect double glazed window, tiled flooring and splashback, oak wooden counter tops, glossy white eye and base level units, fitted electric oven, four ring induction hob, stainless steel extractor, stainless steel oven splashback, stainless steel sink with drainer and mixer tap over, space and plumbing for washing machine, space for fridge, and radiator.

Bathroom: 7`2 x 6`8 front aspect opaque double-glazed window, vanity unit with wash hand basin and mixer tap over and cupboard under, WC, panel enclosed bath with mixer tap, wall mounted shower attachment, folding glass bath shower screen, heated towel rail, tiled flooring and walls.

Outside: the house is set back from the road by an area of lawn with a pathway leading up to the entrance door. Accessed from the side there is a private garden with an area of lawn, a paved terrace near the house and a raised decked terrace at the rear. There are stocked flower beds, wooden fencing at all perimeters, a wooden shed and brick outbuilding for storage.

General:

Tenure: Leasehold

Lease: 93 years remaining

Freeholder: Wealden District Council

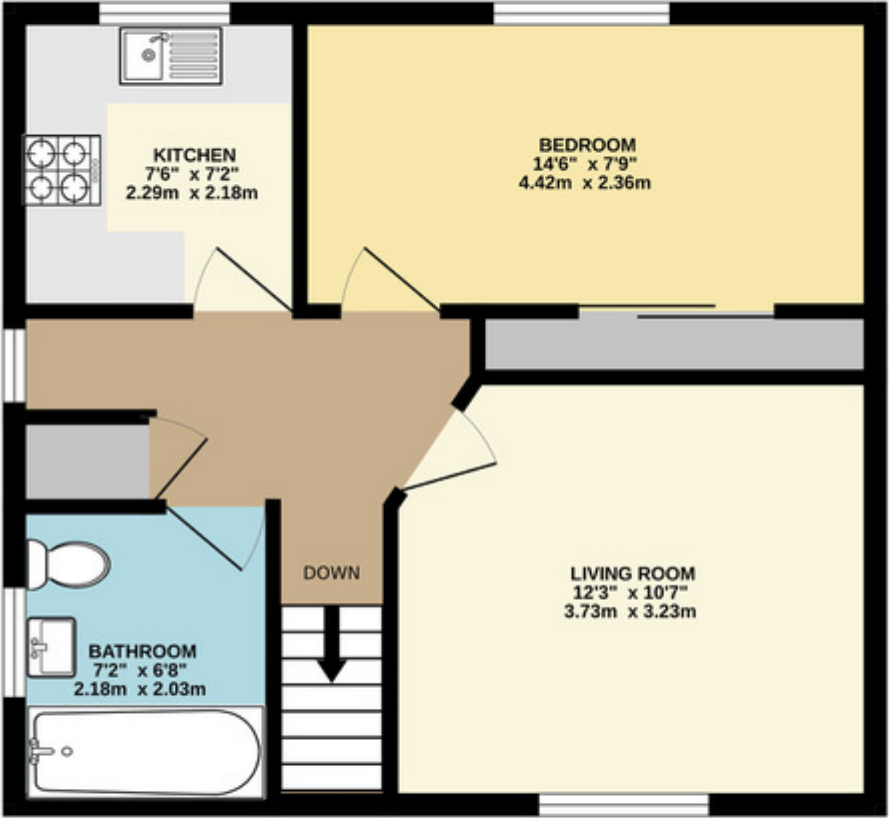
Ground Rent/Service Charge: £68.40 P/A

Local authority: Wealden District Council

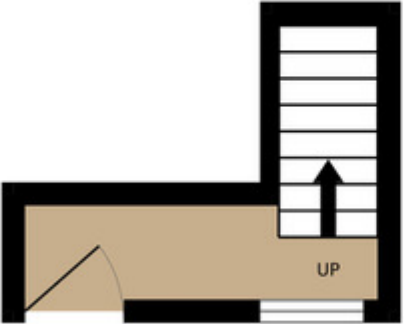
Council tax: Band A (£1,501.00)

EPC: D (59)

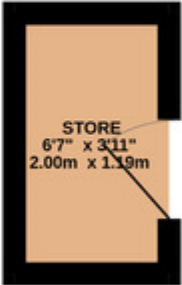
FIRST FLOOR
506 sq.ft. (47.0 sq.m.) approx.



GROUND FLOOR

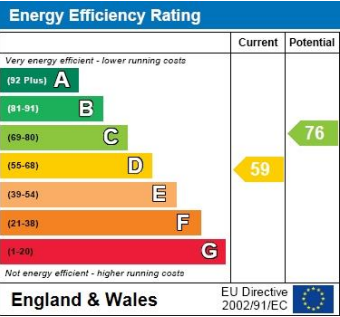


ENTRANCE FLOOR



TOTAL FLOOR AREA : 506sq.ft. (47.0 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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Area Information: Frant, East Sussex

Frant is a charming village about three miles south of the historic spa town of Tunbridge Wells with its big retail names and its Georgian colonnade, the Pantiles, offering a vibrant café culture.

Sat in the High Weald Area of Outstanding Natural Beauty, it boasts a village hall and an idyllic village green who's far reaching views to West Sussex and the Ashdown Forest make it an idyllic place for the cricket club to play on.

There is a village church, St Albans, two public houses, The George and The Abergavenny Arms, and several shops including a convenience store, hairdressers, and coffee shop.

There are excellent schools on its doorstep with its own popular village primary school and another state primary in Lamberhurst, just under 5 miles away. There are also independent preparatory schools nearby in Tunbridge Wells (The Mead and Rose Hill) and Langton Green (Holmewood House). Secondary schools are in nearby Wadhurst (Uplands Community College), and Tunbridge Wells has the sought after Grammar Schools, Skinners, Tunbridge Wells Grammar School for Girls, and Tunbridge Wells Grammar School for Boys. Independent secondary schools include Beechwood Sacred Heart School in Tunbridge Wells, Mayfield School for Girls and Tonbridge School for boys and Sevenoaks School which is co-educational.

For commuters, Frant Station is about 1.5 miles away, with parking at Bells Yew Green or under three miles to Tunbridge Wells Station. Both are on the main line with regular services to London Charing Cross (via London Bridge & Waterloo East) and Cannon Street.

Leisure facilities include beautiful country walks, golf courses and fishing lakes with Bewl Water, one of the Southeast's largest reservoirs, nearby with its boating and recreational facilities.

