

28 Park Street, Tunbridge Wells





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Pretty period 2-bedroom cottage in central location with garden

Accommodation Summary

- Mid terrace period house
 - 2 double bedrooms
 - Living room
 - Dining room
 - Kitchen
 - Utility area
 - Bathroom
 - South west facing garden
 - Sought after central location
- 0.6 mile walking distance to mainline station



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With period charm and a contemporary feel, this beautiful home is a short walk from town centre shops, sought after schools and excellent transport links.

A crisp painted exterior with a contrasting green door delivers plenty of kerb appeal.

The front door opens into the living room which is an exceptionally welcoming space with part glazed alcove cabinetry and a fireplace that adds warmth in the colder months. Its front window dapples the wooden floor with light whilst its tier on tier shutters afford privacy.

Opening off the living space is the dining room which sits conveniently next to the kitchen and enjoys views of the garden from its rear window. Bespoke under stair cupboards keep the space clutter free.

Behind is the country style kitchen with lots of warm wooden work top space and a good selection of cupboards. With a fitted electric oven, 4 ring electric hob, extractor, integrated dishwasher and fridge/freezer it has everything you need. The window is placed above the sink and a part glazed door opens into the garden.

Beyond is the utility space with space and plumbing for an appliance and a fitted cupboard housing the boiler and offering additional storage space.

At the rear is the bathroom. It has a modern suite with a tile panelled bath. A window to the rear reflects light off its white fittings and contemporary tiles creating a soothing bathing experience.

Climbing the stairs to the first floor the pretty principal bedroom is at the front. It has a fitted alcove wardrobe, feature fireplace and a shuttered window bringing in lots of natural light.

The second bedroom is also a generous double with its own window overlooking the gardens at the back.

Outside to the rear the south west facing garden has an area of lawn, stocked flower beds and a paved terrace, perfect for dining in the summer months. It is enclosed by fencing on all sides making it safe for children and pets. There is a wooden shed for storage and a side gate for bin access.

Perfectly positioned a stone's throw from the Pantiles, the town centre, and the station this home is a must see!





Covered entrance door which opens into:

Living Room: 11'6 x 11'6 front aspect double glazed window with tier on tier shutters, alcove fitted mid height cupboard with shelving with glass doors above, fireplace with tiled hearth and surround and metal mantle, wooden flooring, radiator and opening into:

Dining Room: 11'6 x 8'11 rear aspect double glazed window with tier on tier shutters, under stair cupboards with shelving, hanging space for coats and bespoke shoe shelves, radiator in decorative cover, tiled flooring, and opening into:

Kitchen: 9'10 x 5'8 side aspect double glazed window, side aspect part glazed door opening into the garden, tiled flooring, tiled splashbacks, porcelain 1 ½ sink with mixer tap and drainer, integrated slimline dishwasher, integrated fridge/freezer, integrated Zanussi electric oven with 4 ring electric hob over and stainless steel extractor. The kitchen has plenty of wooden worktop space, a good selection of eye and base level units, and opening into:

Utility Space: side aspect window, wooden countertop with space and plumbing below for appliance, tiled splashback, fitted cupboard housing the Worcester boiler with space for storage, tiled flooring and door opening into:

Bathroom: rear aspect opaque double glazed window, tiled panel enclosed bath with mixer tap, hand held shower attachment and rainwater shower head and glass shower screen, vanity unit with wash hand basin with mixer tap over and drawer under, low level WC, heated towel rail, tiled walls, and wooden flooring.

Central stairs up to first floor and doors opening into:

Bedroom 1: 11'6 x 10 front aspect double glazed window with tier on tier shutters, feature fireplace with painted mantle, fitted wardrobe with hanging rail and shelving, fitted alcove open wall shelving with cupboard below, and radiator.

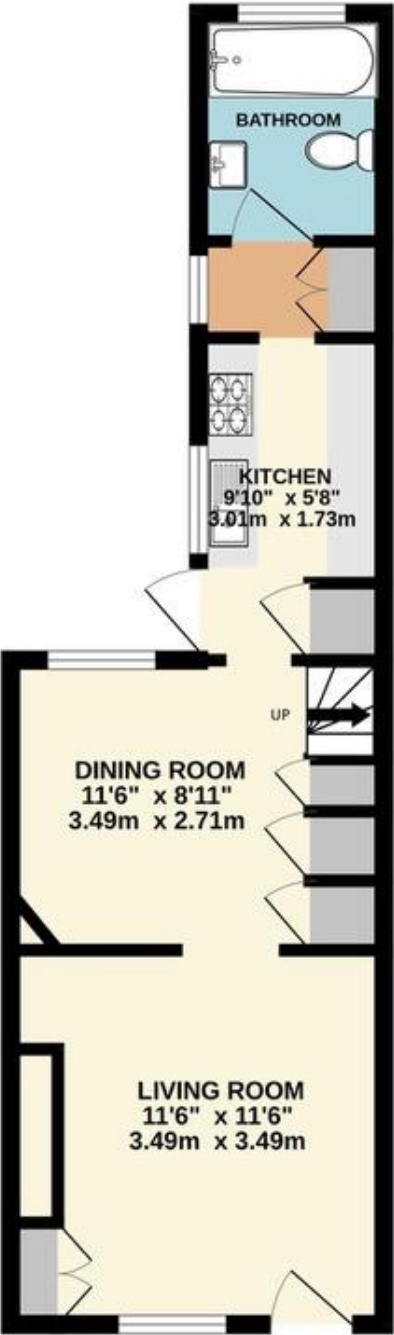
Bedroom 2: 9'2 x 8'11 rear aspect double glazed window with tier on tier shutters, fitted wardrobe with hanging rail and shelving, ceiling loft access hatch, part wooden panelled walls and radiator.

Outside: To the front of the property is an area of decorative stones with some planting and stone steps leading up to the covered entrance door. To the rear the south west facing garden has a paved pathway that leads to the paved terrace at the rear of the house, an area of lawn and some stocked flower beds. The garden is enclosed on all sides by wooden fencing with a wooden side gate for bin access and a wooden shed at the rear for storage.




GROUND FLOOR
356 sq.ft. (33.1 sq.m.) approx.

1ST FLOOR
244 sq.ft. (22.7 sq.m.) approx.



TOTAL FLOOR AREA : 601 sq.ft. (55.8 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			88
(81-91) B			
(69-80) C			68
(55-68) D			
(39-54) E			
(21-38) F			G
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
			



General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band C (£1,804.00)

EPC: D (68)

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 Holmewood House and Claremont 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.



