

49 East Cliff Road, Tunbridge Wells





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Spacious 4-bedroom house with off street parking and west facing garden

Accommodation Summary

- Semi-detached 1920s house
 - 4 bedrooms, 1 en-suite
 - Living room
 - Family room
 - Conservatory/Dining Room
 - Kitchen
- Bathroom, en-suite and ground floor shower room
 - West facing garden
- Sought after St John`s location
- Walking distance of mainline station and popular schools



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This fantastic semi-detached house is on a residential road hugely popular with families and professionals alike as it is in walking distance of excellent schools, local amenities, and superb transport links.

A smart block brick driveway, with parking for multiple cars and room for bin storage, welcomes you up to the entrance door.

Stepping into an enclosed porch, with space for muddy boots, the entrance hall beyond is bright and welcoming.

There is a useful cloakroom with shower facilities that sits to the left of the hallway.

First on the right is the living room, flooded with light from its front window overlooking the driveway. A handsome 1920s fireplace adds warmth and character and there is plenty of space for sofas.

Behind is the family room with bi fold doors that can lie open extending the area into the conservatory behind. It is a versatile space perfect for family living and entertaining, given its open plan aspect and proximity to the kitchen.

The conservatory/dining room's glazed doors open into the garden delivering light and garden views as you dine.

Next door the kitchen delivers wonderful cooking facilities with lots of countertop space, room for appliances and warm wooden effect cabinets, providing ample storage. The sink sits under the rear window and a door to the side provides garden access.

Climbing the stairs to the first floor there are three double bedrooms, all enjoying lots of natural light from their large windows. The larger two bedrooms benefit from two sets of fitted wardrobes and the fourth bedroom is currently set up as a home office.

Across the landing is the family bathroom with a shower over the bath. Front and side aspect windows reflect light off its contemporary tiles for a soothing bathing experience.

Up a further flight of stairs to the second floor is the principal bedroom with stylish soft close cabinetry offering lots of storage and a luxury en-suite shower room. Its double aspect views and generous proportions give a very tranquil feeling.

Outside the garden is fully enclosed offering a safe sanctuary for children and pets, with plenty of room for a table and chairs on its paved terracing. There is an area of lawn, stocked flower beds, two wooden sheds and side street access. It has the added advantage of planning permission for a garden treatment room, should your needs require it.

This fabulous home is arranged over three floors, offers a family friendly style of living, and affords you an opportunity to make changes to add value in the future. It is also a short walk from first class grammar schools. A must see!





Opaque glazed door which opens into:

Porch: tiled flooring and part opaque glazed door which opens into:

Entrance Hall: side aspect double glazed window, wooden flooring, under stairs cupboard, radiator and doors opening into:

Shower Room: side aspect opaque double glazed window, low level WC, wall hung wash hand basin with mixer tap, shower cubicle with wall mounted shower attachment, radiator, tiled flooring and part tiled walls

Living Room: 14'6 x 12'2 front aspect double glazed window, fireplace with tiled mantle, surround and hearth, wooden flooring, and radiator.

Family Room: 12'5 x 11 rear aspect bi-fold doors, fitted alcove shelves, opening in chimney breast with granite hearth, wooden flooring, radiator and opening into:

Conservatory/Dining Room: 12'11 x 9'2 side aspect opaque double glazed windows, rear aspect double glazed windows, rear aspect French doors opening into the garden, wooden effect flooring and radiator.

Kitchen: 15'7 x 7'7 side and rear aspect double glazed windows, side aspect opaque glazed door opening into the garden, countertop surfaces, space for oven and pull-out extractor hood, space for fridge/freezer, space for tumble dryer, space and plumbing for dishwasher and washing machine, 1 ½ sink with mixer tap, tiled splashback, radiator, and tiled flooring. The kitchen has plenty of wooden effect eye and base level units.

Stairs up to the first-floor landing with side aspect double glazed window, radiator and doors opening into:



Bedroom 4/Home Office: 12 x 7'7 rear aspect double glazed window and radiator.

Bedroom 3: 12'5 x 9'9 rear aspect double glazed window, two sets of fitted wardrobes with hanging rails and cupboards above and radiator.

Bedroom 2: 14'6 x 9'9 front aspect double glazed window, two sets of fitted wardrobes with hanging rails, shelving, and cupboards above and radiator.

Bathroom: front and side aspect opaque double glazed windows, tiled panel enclosed bath with mixer tap, wall mounted shower attachment and glass bath shower screen, concealed cistern WC, wall hung wash hand basin with mixer tap, vanity shelf, heated towel rail and tile effect linoleum flooring.

Stairs up to the second floor and door opening into:

Principal Bedroom: 15'11 x 13'4 rear aspect double glazed window, front aspect Velux windows, fitted soft close cupboards with shelving, fitted soft close drawers, eaves fitted soft close cupboards with hanging rails and shelving, radiator and door opening into:

En-suite: rear aspect opaque double glazed window, walk in shower enclosure with rainwater shower head, hand held shower attachment and mixer tap, low level WC, vanity unit with wash hand basin with mixer tap over and cupboard under, heated towel rail, part tiled walls and tiled flooring.

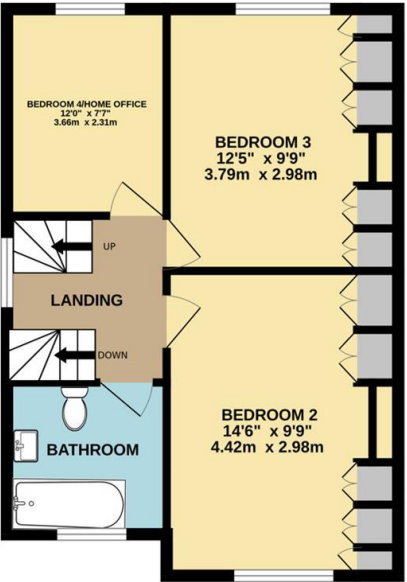
Outside: To the front is a block brick driveway with parking for up to 3 cars, side perimeter fencing, space for bin storage and a side wooden gate for rear garden access. To the rear is a garden with wooden close boarded fencing on all sides, paved terraces, stocked flower beds, an area of lawn and two wooden sheds. It is west facing and fully enclosed.



GROUND FLOOR
667 sq.ft. (61.9 sq.m.) approx.



1ST FLOOR
486 sq.ft. (45.1 sq.m.) approx.



2ND FLOOR
321 sq.ft. (29.9 sq.m.) approx.



TOTAL FLOOR AREA : 1474 sq.ft. (136.9 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		79
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(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 D (£2,030.00)

EPC: D (65)

Planning approval for a garden treatment room

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 Primary School, St Augustine`s RC Primary School, Holmewood House, Rose Hill and The Wells Free 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.



