

1 Chilston Close, Tunbridge Wells





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Perfectly located 2-bedroom maisonette with private garden, parking and garage

Accommodation Summary

- First floor maisonette
 - Private entrance
 - 2 bedrooms
- Living/dining room
 - Kitchen
 - Bathroom
 - Large garden
- Garage and off-street parking
- Sought after St John`s area
- Walking distance of mainline station and town centre



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This fantastic home sits on an enviable corner plot in a residential area hugely popular with families and professionals alike as it is in walking distance of excellent schools and superb transport links.

With a generous lawned garden to the side, a pathway leads you up to its private entrance door.

Once inside, the hallway offers rear access to the garden and driveway and plenty of space for coats and shoes.

Stairs take you up to the first floor with rooms running off it at every angle.

First on the right is the principal bedroom, which is a generous double. Dual aspect windows flood the space with light and there is a double wardrobe and a clever over stair shelving unit offering lots of storage options.

Opposite is bedroom two which can also double as a home office.

Along the hallway to the front is the living/dining room. A large window brightens the space and a gas fire in a tiled surround offers warmth in the colder months. There is plenty of space for sofas and a dining table and chairs.

Next door the kitchen is well designed with glossy Wren cabinets wrapping around the room housing the oven and providing space for freestanding appliances. It is a practical yet effortlessly stylish space.

Completing the floor is the bathroom with a shower over its bath and a large window bringing in lots of natural light.

Outside the garden is wonderfully large with an area of lawn, a paved terrace perfect for summer dining and access onto the off-street driveway at the rear. There is also a single garage in a bloc at the end of the cul-de-sac.

This immaculate home is perfect to move straight in and enjoy. A must see!





Part opaque glazed entrance door which opens into:

Entrance Hallway: side aspect double glazed window, rear aspect part opaque glazed door opening into the garden, space for coats and shoes, stairs leading up to:

Landing: ceiling loft access hatch and doors opening into:

Bedroom 1: 11'6 x 10'1 front and side aspect double glazed windows, fitted wardrobe with sliding doors, hanging rails and shelving, open recess over stairs with fitted shelving and radiator.

Bedroom 2/Home Office: 11'2 x 8'11 rear aspect double glazed window, fitted wall shelves, open recess over stairs with fitted shelving and radiator.

Living/Dining Room: 14'5 x 13'1 front aspect double glazed window, gas fire with tiled surround and mantle and radiator.

Kitchen: 9'5 x 8'4 rear aspect double glazed window, Wren white gloss eye and base level units, integrated oven, 4 ring induction hob, extractor hood, glass splashback, integrated Bosch dishwasher, space and plumbing for washing machine, space for fridge/freezer, sink with mixer tap and drainer and radiator.

Bathroom: rear aspect opaque double glazed window, pedestal wash hand basin with mixer tap, low level WC, panel enclosed bath with mixer tap, hand held shower attachment and rainwater shower head, heated towel rail, wall hung cupboard with shelving, part tiled walls and tile effect flooring.

Outside: To the front a hard surface pathway leads to the private entrance door with fenced screening to the side and opening into the garden. The garden is laid mainly to lawn with stocked flower beds, a large, paved terrace for seating, some shrubs and trees, some wooden fenced perimeters and an opening into an off road parking space.

Garage: 16 x 8 front aspect up and over door.

General:

Tenure: Leasehold

Length of Lease: 969 years remaining

Ground Rent: Peppercorn rent

Service Charge: No charge

Managing Agent: Elmdon Real Estate LLP

Freeholder: Elmdon Real Estate LLP

Local authority: Tunbridge Wells Borough Council

Council tax: Band C (£1,896.52)

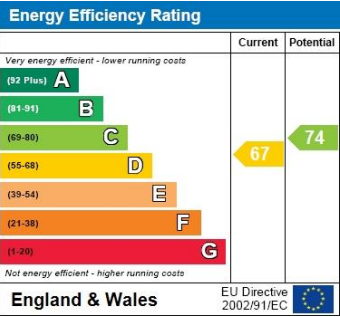
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APPROX TOTAL AREA EXCLUDING GARAGE 710SQ.FT / 66 SQ.M

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: 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.



