

17 All Saints Rise, Tunbridge Wells





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Perfectly positioned 2-bedroom house with parking in sought after location

Accommodation Summary

- Mid-terrace house
 - 2 bedrooms
 - Living room
- Kitchen/dining room
 - Bathroom
- Rear courtyard garden
- Allocated parking space
- Walking distance to mainline station
- Close to popular schools
- Chain free



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This fantastic house is nestled in the heart of the popular St Johns area, just a short walk from excellent schools, local amenities and superb transport links.

With its handsome brick exterior, it delivers plenty of kerb appeal and is set back from the road by a low fence with a paved terrace behind.

The front door opens into the bright living room which is flooded with natural light from its front aspect window. It is a welcoming space with ample room for sofas.

The stylish kitchen/dining room behind has everything you need with plenty of cupboards and counter surface, a breakfast bar overhang with space for bar stools, plumbing and space for a washing machine, and space for an oven and a fridge freezer. Glossy white cabinetry contrasts beautifully with dark tiled flooring giving a contemporary feel. With a window over the sink and a part glazed door that opens into the garden, it is wonderfully bright too.

Climbing the stairs to the first floor you reach two bedrooms, one a generous double and both with fitted wardrobes, and a modern family bathroom with a shower over the bath.

Outside at the rear is a secluded courtyard garden ideal for relaxing in the southerly sun. It is paved and wonderfully low maintenance and is safely enclosed by fencing for pets and children. It also provides access to the road where there is an allocated off street parking space opposite.

This home is perfect for a small family, young professionals or buy to let investors and is a must see!





Living Room: double glazed front aspect window, under stair storage cupboard housing the fuse box, opening in chimney breast with granite hearth and glass shelf, radiator.

Kitchen/Dining Room: rear aspect double glazed window, part glazed rear aspect door opening into the garden, range of eye and base level units, work tops, space for oven, extractor, stainless steel sink with mixer tap and drainer, space and plumbing for washing machine, space for fridge/freezer, breakfast bar overhang, tiled flooring, and radiator.

Bathroom: rear aspect opaque double glazed window, panel enclosed bath with mixer tap, wall mounted shower attachment, folding glass shower screen, pedestal wash hand basin with mixer tap, low level WC, radiator, part tiled walls, tiled flooring.



Bedroom 1: front aspect double glazed windows, fitted cupboard housing the boiler with shelving, fitted double wardrobe with hanging rail and shelf, ceiling loft access hatch with drop down ladder into boarded loft, radiator.

Bedroom 2: rear aspect double glazed window, fitted cupboard with hanging rail and shelf, radiator.

General:

Tenure: Freehold

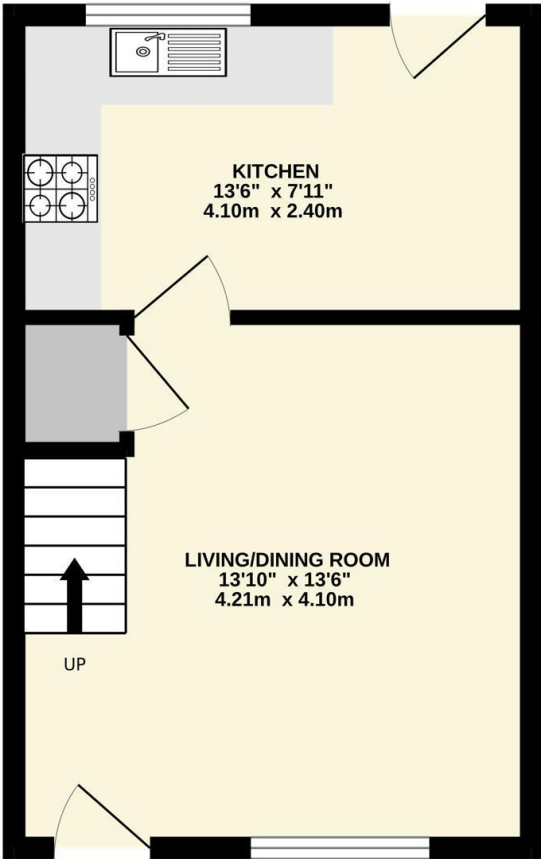
Local authority: Tunbridge Wells Borough Council

Council tax: Band C (£1,989.00)

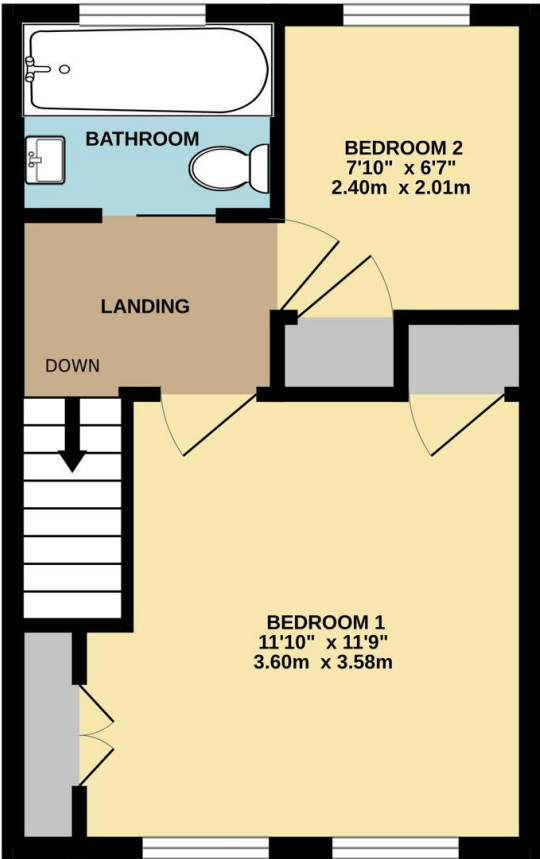
EPC: C (71)



GROUND FLOOR

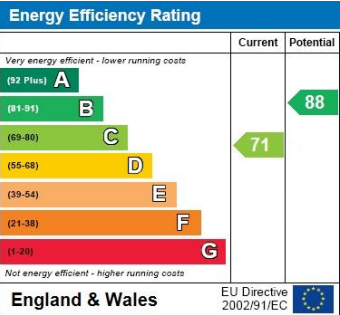


1ST FLOOR



APPROX TOTAL AREA 53 SQ.M / 570 SQ.FT

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

