

## 2 Grosvenor Mews, Tunbridge Wells







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*Stylish 4-bedroom new build house with parking in central location*

### Accommodation Summary

- Semi-detached house (built 2024)
  - 4 bedrooms, 1 en-suite
  - Living/dining room
  - Kitchen
- Bathroom, en-suite shower room and ground floor cloakroom
  - South facing garden
- Allocated off street parking space with EV charger
  - New build guarantee (Advantage, 10 years)
- Energy Efficient (A rated EPC, Photovoltaic Solar Roof Panels, Air Source Heat Pump, EV charger)
  - Chain free



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This brand new house has been sensitively designed to create a home with a layout and flow that delivers a stylish, contemporary lifestyle.

It is tucked away on a residential road a short walk from the bustling town centre's restaurants, shops, and cafes with the green open spaces of Tunbridge Wells Common nearby, making it a very enviable location.

The smart red brick exterior is fronted by an area of block brick paving with an allocated off road parking space with an EV charger to the side and gated rear garden access.

The entrance door opens into a wide hallway with a useful guest cloakroom and views through to the garden at the rear.

Straight ahead is the open plan living/dining room which is the heart of the home. Warm wooden effect flooring contrasts beautifully with the neutral walls and sunshine floods in through a wall of glazing to the rear. It is a generous space with plenty of room for family living and entertaining and its bi-folding doors can lie open to extend your living space into the garden in the warmer months.

The kitchen area is stylish and streamlined, forming an open U space. As it is open plan it enables you to chat to friends and family as you prepare dinner. It is well-designed with plenty of cabinets topped with contrasting work tops separating the integrated AEG appliances.

Climbing the stairs to the first floor, there are two double bedrooms, both spacious and bright, with fitted wardrobes and neutral decor.

A modern bathroom with shower over the bath completes the floor.

A further flight of stairs takes you up to the second floor bedrooms the larger of the two benefitting from dual aspect light, a fitted wardrobe and a contemporary en-suite shower room.

Outside, the enclosed garden has an Indian sandstone terrace at the rear of the house, perfect for summer dining. There is an area of lawn, a wooden bicycle store, and it is fully enclosed with close boarded fencing making it safe for children and pets. It is a blank canvas for you to create your own dream garden and it has street access too.

This home offers a contemporary lifestyle that you could move straight in and enjoy in a central town location. A must see!







Living/Dining Room: rear aspect bi-folding doors, under stair storage cupboard, wooden effect flooring with underfloor heating.

Kitchen: front aspect double glazed window, integrated dishwasher, integrated AEG oven, integrated AEG combination oven, integrated AEG induction hob, space for fridge/freezer, extractor, integrated AEG washing machine, sink with mixer tap, wooden effect flooring with underfloor heating, counter tops, eye and base level units with under cabinet LED lights.

First Floor:

Bedroom1: rear aspect double glazed windows, fitted part mirrored sliding door wardrobes, radiator.

Bedroom 2: front aspect double glazed windows, front aspect double glazed door, fitted part mirrored sliding door wardrobes, radiator.

Bathroom: panel enclosed bath with mixer tap, shower attachment, glass shower screen, vanity unit with wash hand basin and mixer tap above and drawer under, low level WC,

heated towel rail, mirrored wall cabinet with lighting and integrated shaving point, vanity shelf, part tiled walls, wooden effect flooring.

Second Floor:

Bedroom 3: front aspect double glazed window, side aspect Velux window, fitted wardrobe, radiator.

En-suite: shower cubicle with rainwater shower head and hand held shower attachment, vanity unit with wash hand basin and mixer tap over and drawer under, low level WC, heated towel rail, part tiled walls, wooden effect flooring.

Bedroom 4: side aspect Velux window, radiator.

General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band E (£2,861.94)

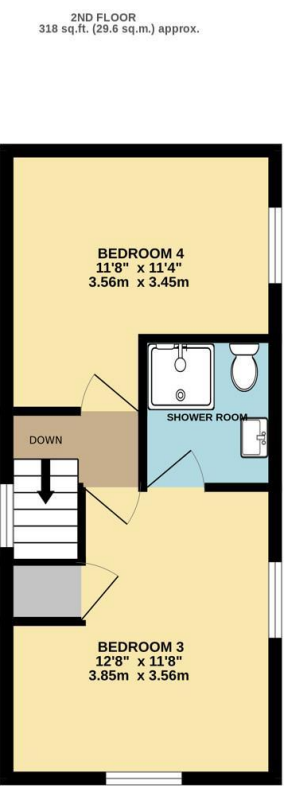
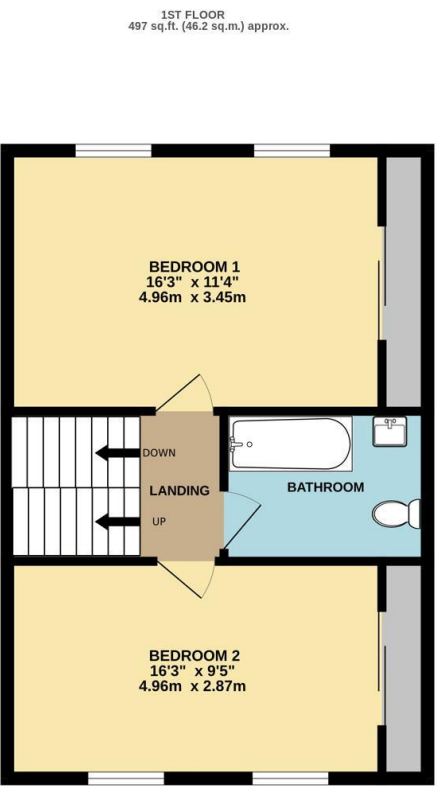
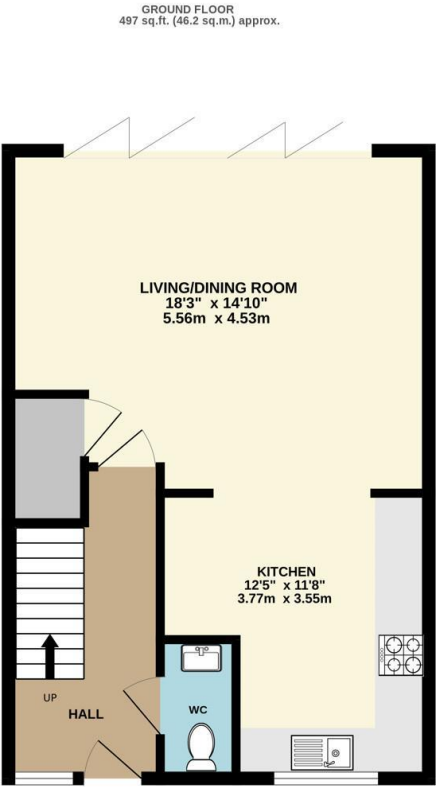
EPC: A (95)

Air Source Heat Pump - energy costs estimated at £800.00 per annum

Photovoltaic Solar Roof Panels

**AREA INFORMATION:** Tunbridge Wells, Kent





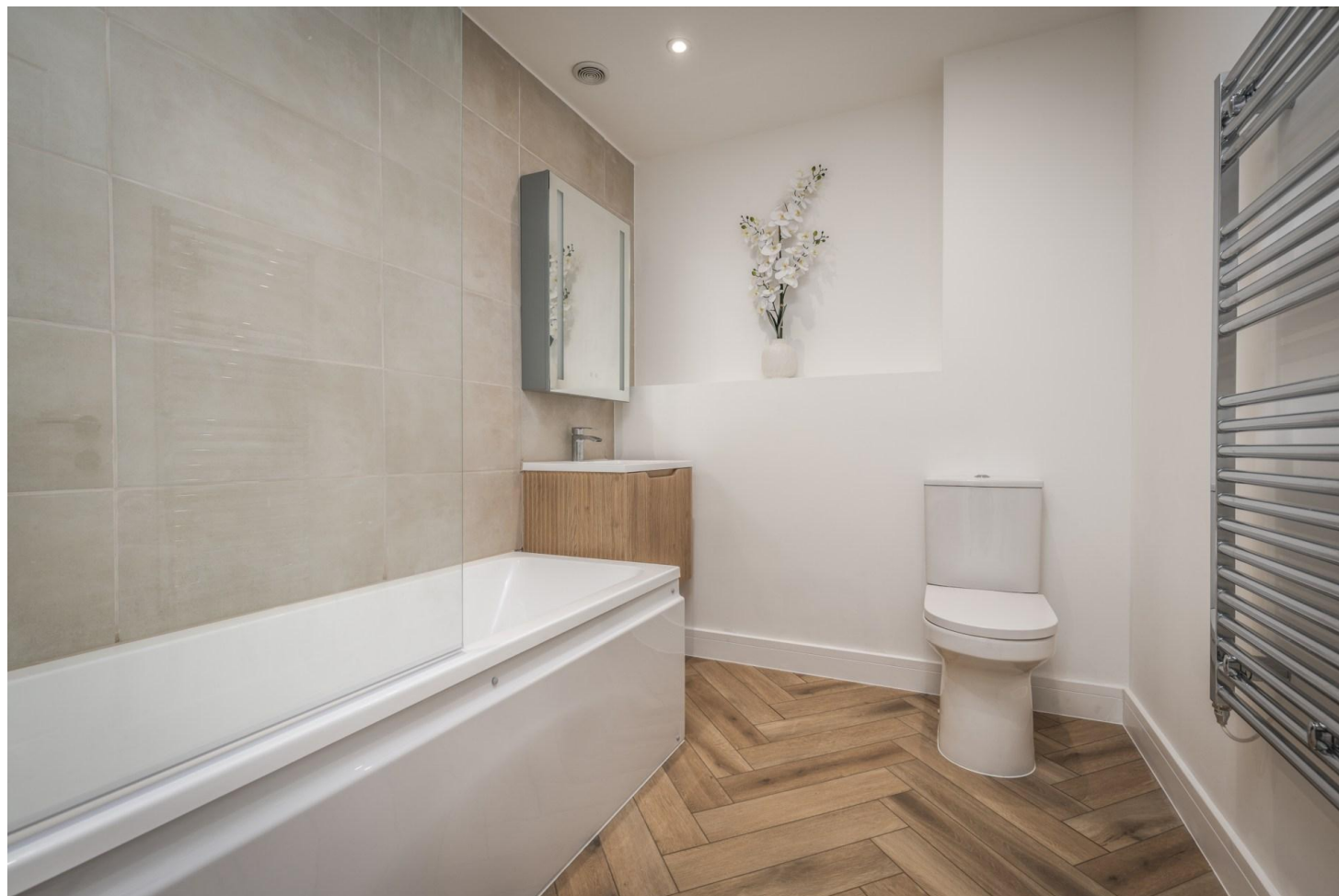
APPROX TOTAL AREA 122 SQ.M / 1,313 SQ.FT

TOTAL FLOOR AREA : 1313 sq.ft. (122.0 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>	95	97
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





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 James C of E, Claremont, The Mead School and Rose Hill School sit alongside the highly regarded and sought-after girls` and boys` secondary 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 Tunbridge Wells Common, Grosvenor & Hilbert and Dunorlan Parks, Calverley Grounds, the Trinity and Assembly Hall Theatres, 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.



