

13 Warwick Road Tunbridge Wells Kent





13 Warwick Road, Tunbridge Wells, TN1 1YL.



An impressive and stylish four bedroom townhouse arranged over four floors which has been extensively refurbished by the current owners to an exceptionally high standard providing immaculately presented, versatile and well-proportioned accommodation which is spacious and light throughout.

Tunbridge Wells Station - 0.3 of a mile (London Bridge from 42 minutes). High Street - 75 yards. The Pantiles - 0.2 of a mile. A21 (Pembury) - 2.5 miles. M25 (J5) - 16 miles.

(All times and distances are approximate)



The Property

The spacious open plan kitchen/breakfast room benefits from a good range of high gloss wall and base units, integrated appliances, attractive floor tiles with underfloor heating and a door giving access to a terrace. There is also a good-sized utility room with storage and access to the garage and parking. The large living room features three delightful full length windows giving plenty of natural light and is finished with premium Karndean flooring.

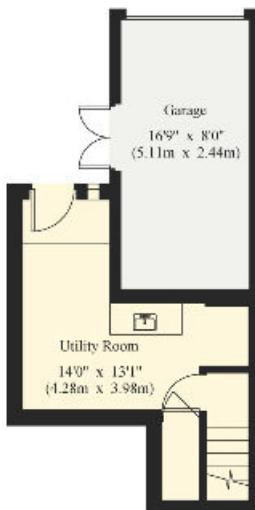
The property has four double bedrooms, all of which are beautifully decorated, the master having Farrow and Ball gloss finish fitted wardrobes and premium Karndean flooring. There are two bathrooms, the larger of which with marble floor and wall tiles, a spacious walk-in rain shower and underfloor heating.

Gardens and Grounds

Outside the property benefits from a large south-facing terrace with AstroTurf, enjoying views across the 'Village' area and to the countryside beyond.

Situation

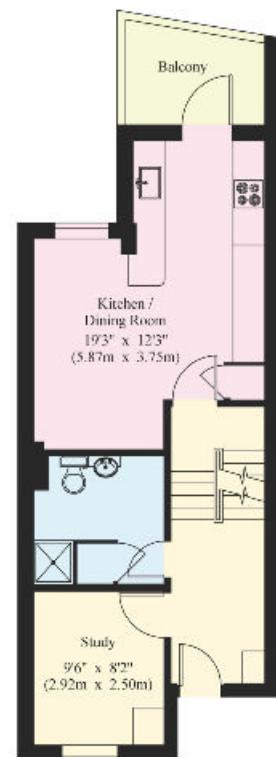
The property is situated just off the High Street in the 'Village' area of Tunbridge Wells, approximately 0.3 of a mile from the mainline station and within easy reach of shops, boutiques and restaurants on the High Street and Pantiles.



Lower Ground Floor

2 4 6 8 10
1 2 3
Feet Metres

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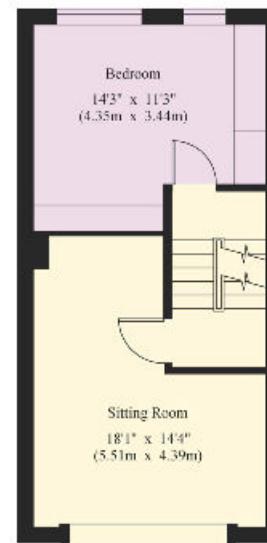


Ground Floor

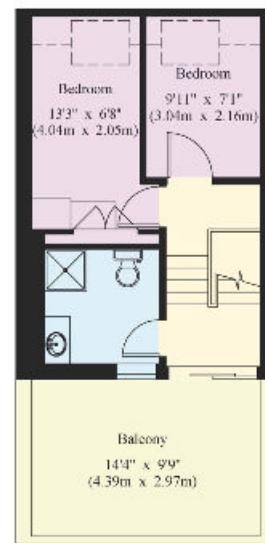
**Approximate Gross Internal Floor Area
162.2 sq m/1745 sq ft**

This plan is for guidance only and must not be relied upon as a statement of fact.

Attention is drawn to the Important Notice on the last page of the text of the Particulars



First Floor



Second Floor



Directions (TNI IYL)

Heading north-east on the High Street, turn right opposite G Collins & Sons onto Little Mount Sion. Turn left onto Warwick Road where the property will be found on the right. On foot, Warwick Road can be assessed directly from the High Street.

Local Authority

Tunbridge Wells Borough Council. Tel: 01892 526121

Tenure

Freehold

Services

Mains water, electricity and drainage. Gas-fired central heating.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated October 2020. Photographs dated August 2017 and July 2020. Our ref: RD/xxxxx

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