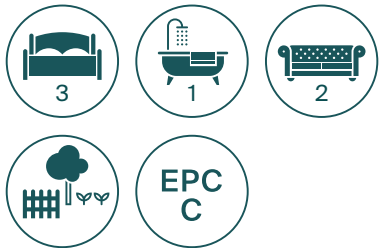




**East Cliff Road
Tunbridge Wells
Kent**



47 East Cliff Road Tunbridge Wells Kent.



Requiring complete modernisation is this wonderful semi-detached family home with huge potential in this sought-after location.

Tunbridge Wells mainline station - 1.4 miles (London Bridge from 42 minutes). A21 (Pembury) - 3.2 miles. M25 (J5) - 13 miles.

(All times and distances are approximate)



The Property

A unique opportunity to acquire this family home with a huge amount of potential. The front door opens into a spacious hallway and leads through to the good size sitting room and dining room with doors leading out to the garden. There is a kitchen to the rear of the house in need of modernising and a downstairs cloakroom. On the first floor are three good size double bedrooms and a bathroom.

Gardens and Grounds

The property is set back from the road with a private front garden and to the rear is a wonderful South-West facing garden with a vegetable patch and garden shed.

Situation

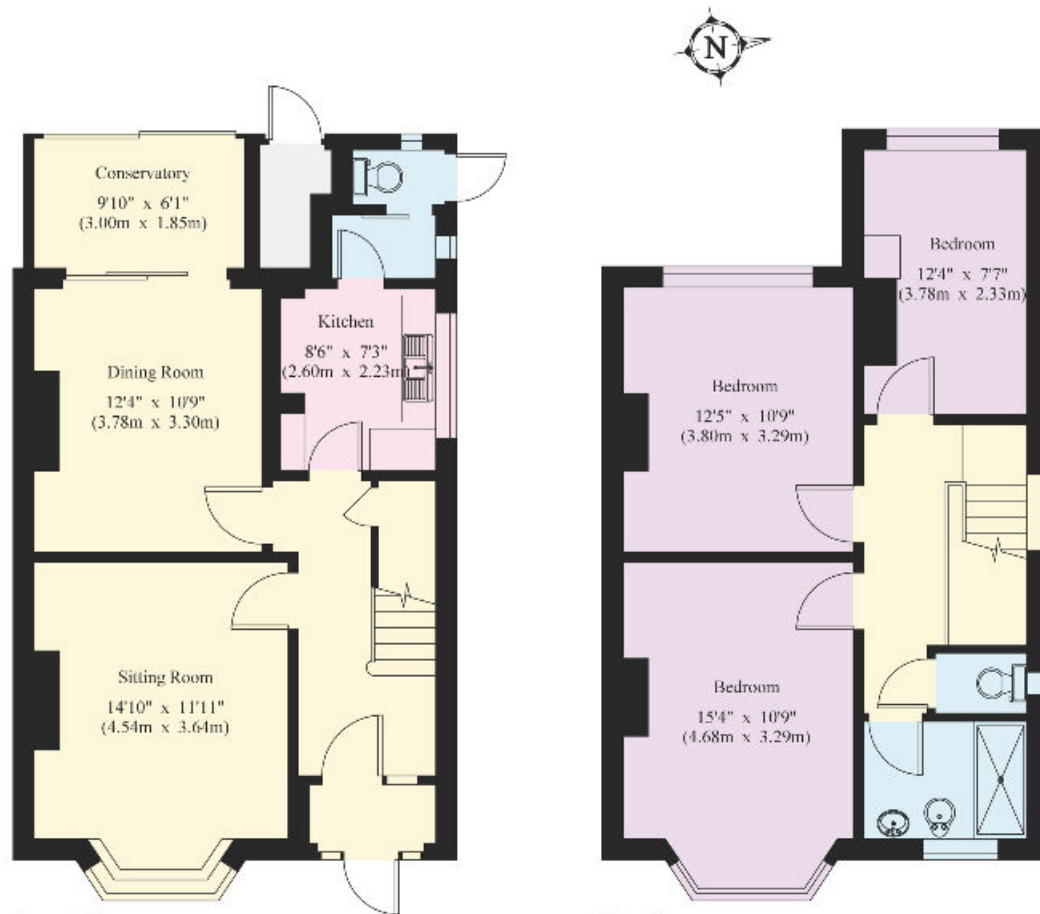
The property is ideally situated in the popular St Johns area, convenient for amenities as well as being renowned for a good number of state, private and grammar schools. Tunbridge Wells town centre is within easy reach providing a comprehensive range of shops, restaurants and leisure facilities with mainline train services into London from nearby High Brooms and Tunbridge Wells.



Agent's note

Probate has not yet been granted and is expected to be applied for at the beginning of December.

Planning reference - 12/00167/CPD. Single storey rear extension to be constructed using external materials similar in appearance to those used on the existing dwelling house. - Expired permission.



Ground Floor **Approximate Gross Internal Floor Area**
109.9 sq m/1,182 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

0 2 4 6 8 10 Feet
0 1 2 3 Metres

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Tenure

Freehold

Services

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

Local Authority

Tunbridge Wells Borough Council. Tel: 01892 526121.

Direction's (TN4 9AG)

Heading North on the A26 from Tunbridge Wells, pass the Skinners School and Somerset road on the right, shortly after, turn into East Cliff Road on the right hand side and number 47 will be found a short drive on the left hand side.

Knight Frank
Tunbridge Wells
47 High Street
Tunbridge Wells
TN1 1XL

knightfrank.co.uk

I would be delighted to tell you more.

Ross Davies
01892 515035
ross.davies@knightfrank.com



Connecting people & property, perfectly.

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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated October 2021. Photographs and videos dated October 2021.

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