



Claremont Road, Tunbridge Wells



6 Claremont Road, Tunbridge Wells, Kent

A beautifully presented 1920's mid-terrace townhouse. One of the larger houses on the row, the property offers well-proportioned family accommodation arranged over three storeys.

Claremont Road is situated in the highly sought-after 'village' area of Tunbridge Wells, just 0.4 of a mile from the mainline station and within easy reach of shops, boutiques and restaurants on the High Street and Pantiles. The property is ideally located for the ever popular Claremont Primary School with its very small catchment area.

Tunbridge Wells Station 0.4 of a mile (London Bridge from 42 minutes),
High Street 0.3 of a mile, Pantiles 0.5 of a mile.
(All times and distances are approximate)



Tenure: Freehold

Local authority: Tunbridge Wells Borough Council. Tel: 01892 526121

Council tax band: E

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

The Property

On the ground floor, there are two good-sized reception rooms with period features including original, fully functional fireplaces. The front reception room has a wonderful bay window and plenty of built-in storage. At the rear of the house is a modern kitchen/breakfast room with a range of wall and base units, brand new dual-fuel Rangemaster and bi-fold doors leading out into the garden. The principal bedroom is situated on the first floor with walk-through wardrobes leading to an en suite with bath, shower and 'his and hers' sinks. Also on the first floor is a further bedroom and family bathroom. On the second floor, there are three bedrooms and a useful, recently added utility room with w.c.

Outside, there is a well-maintained garden with decking and astro lawn - ideal for alfresco entertaining and family living.





Generous storage including an insulated, boarded loft space with easy access built in ladder.



**Approximate Gross Internal Floor Area
2093 sq m / 194.5 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.

Directions (TN1 1SZ)

From Tunbridge Wells Station (Mount Pleasant Road entrance), proceed down the hill and turn left at the roundabout onto Grove Hill Road. Continue up the hill for approximately 0.3 of a mile and turn right onto Claremont Road just before the sharp left hand bend, where No.6 will be found on the right.



Ground Floor

First Floor

Second Floor

Knight Frank
Tunbridge Wells
47 High Street
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Kent TN1 1XL
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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 February 2023. Photographs and videos dated February 2023. Our ref: ROD/1127763.

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