



Frank Rosier Way, Tunbridge Wells, East Sussex





A beautifully presented townhouse set across three floors, located in the sought-after development of Frank Rosier Way, close to the centre of Tunbridge Wells.

Situation

Frank Rosier Way is located on the popular south side of Royal Tunbridge Wells, situated just 1.7 mile from the main line station, providing services to London Bridge in approximately 42 minutes. Tunbridge Wells town centre provides a comprehensive range of shopping facilities in Royal Victoria Place as well as numerous boutiques, jewellers, art galleries and independent cafes and restaurants on the historic high street and famous Pantiles.

Tunbridge Wells has a vast array of open spaces provided by a multitude of parks, including Dunorlan Park, with its popular boating lake, Tunbridge Wells Common, and the Grove, with outdoor tennis courts. Leisure facilities are a short distance away, which include two theatres, a sports and leisure center, and two golf courses. The area is renowned for an excellent choice of educational facilities within the state and private sector schools, including Beechwood Sacred Heart School, Tunbridge Wells Girls Grammar, and The Skinners School.

Distances

Tunbridge Wells Station 1.7 miles (London Bridge from 42 minutes)
Pantiles 1.4 miles, A21 (Pembury) 2.6 miles, M25 (J5) 16.5 miles
(All times and distances are approximate).



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The Property

The front door of the property opens into a porch, which gives access to the stylish open-plan kitchen/ dining room, including a cloakroom with a staircase to the right. The kitchen peninsula acts as a natural divide, offering fitted handleless wall and base units, composite stone work surfaces, seating area and fully integrated AEG appliances. The spacious dining area provides views out the front and offers ample space for furnishings.

The elegant sitting room is located on the first floor, with French doors leading out to a well-maintained terrace and garden, providing the perfect backdrop for al fresco dining and entertaining. Also, on this level, there is a large guest bedroom with fitted wardrobes, currently used as a study and a well-appointed family bathroom.

On the second floor, there are two lovely bedrooms, both with fitted wardrobes and en suite bathrooms. The principal suite enjoys an attractive outlook with fitted wardrobes and a chic en suite bathroom with a shower.





Gardens and Grounds

The property features two private off street parking spaces located to the front. To the rear is a low-maintenance west facing garden enclosed by wooden fencing and includes an area of lawn, a garden shed for extra storage and terrace, perfect for al fresco dining.'

Directions (TN2 5FJ)

From Tunbridge Wells, proceed south on the Frant Road (A267) from the Pantiles roundabout. After about half a mile, by The Bull pub, turn left into Birling Road and then left again to stay on Birling Road. At the end of Birling Mill Road, turn left to join Forest Road and then take the next right into Benhall Mill Road and then after 0.3 miles, take the next left on to Frank Rosier Way, and after a short distance, the property (no 23) will be on the left-hand side (the middle property).

Property information

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

Local Authority Wealden District Council

Council Tax Band F

Tenure Freehold

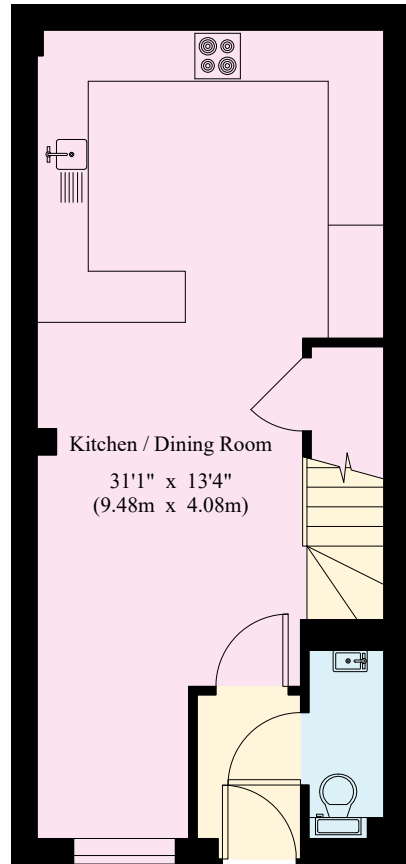
Viewings Strictly by prior appointment with Knight Frank, LLP



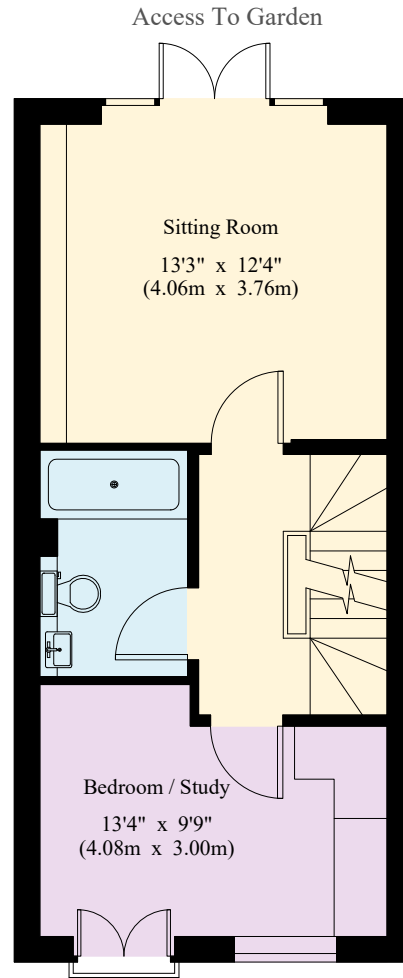
Approximate Gross Internal Floor Area

Total Area = 117 sq m / 1,259 sq ft

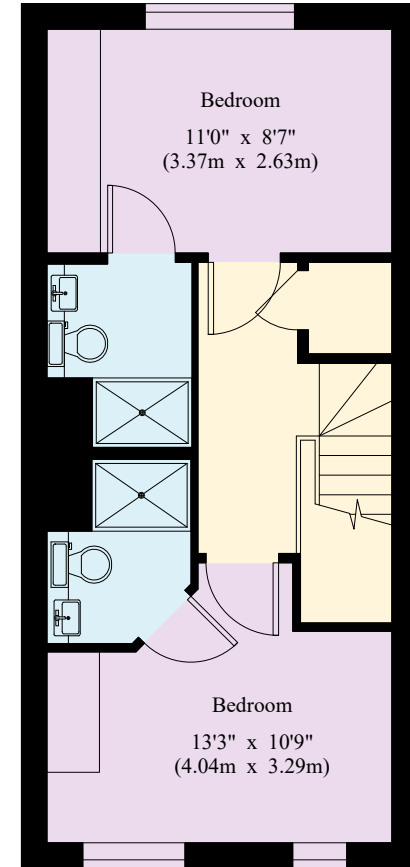
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Ground Floor



First Floor



Second Floor



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I would be delighted to tell you more

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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 [May 2024]. Photographs and videos dated [April 2024].

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