



9 BRUNSWICK TERRACE

Mount Sion, Tunbridge Wells



A FINE PERIOD TERRACE

Offering a wealth of character and period charm, arranged over four storeys and situated in the sought after 'village' area with a delightful courtyard garden.

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Local Authority: Tunbridge Wells Borough Council

Council Tax Band: E

Tenure: Freehold

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

Postcode: TN11TR [what3words.com/swaps.known.decent](https://www.what3words.com/swaps.known.decent)

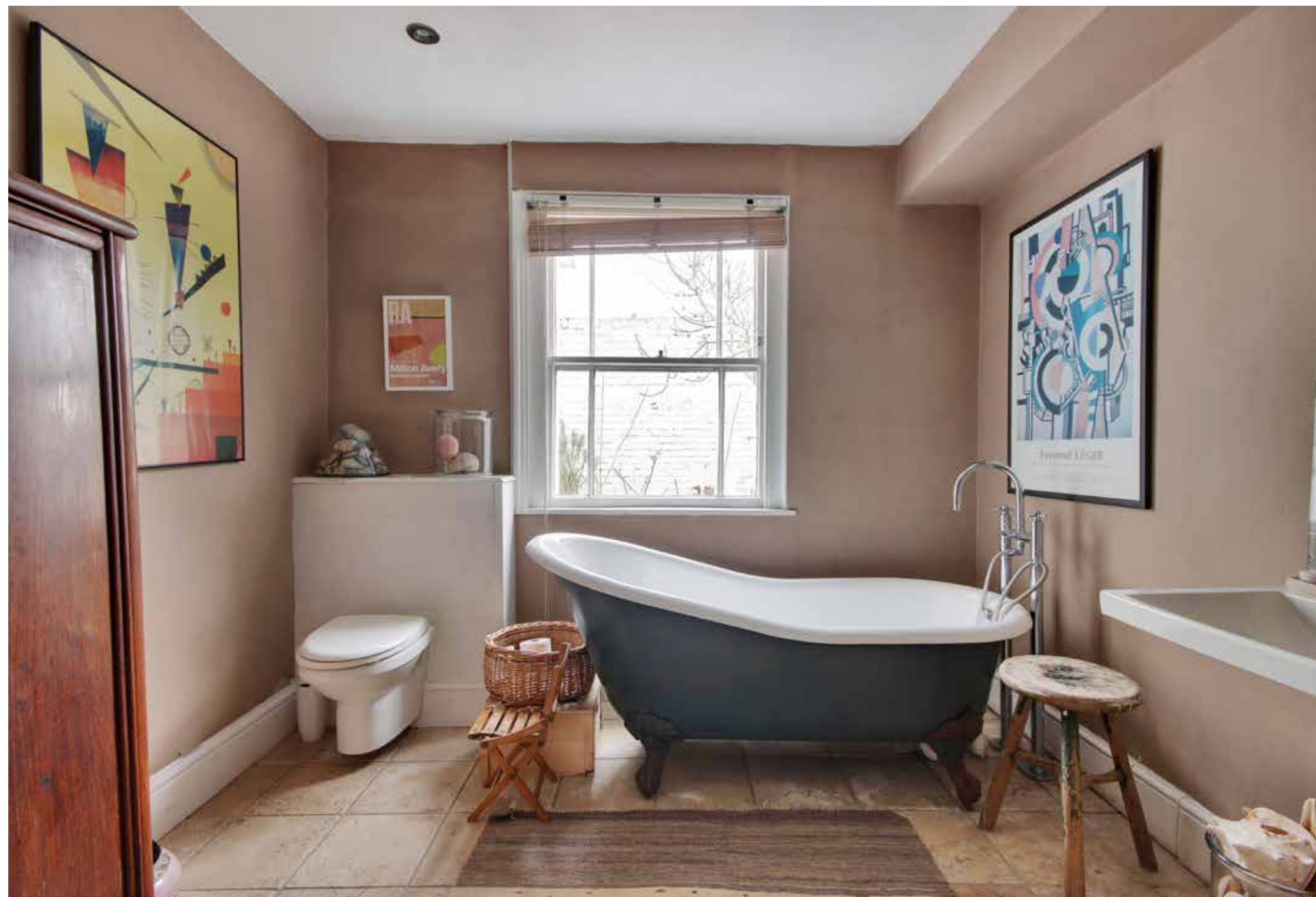


THE PROPERTY

A welcoming entrance hall on the ground floor leads through to a good-sized sitting room with a wonderful bay window, attractive fireplace, ornate cornicing and picture rails typical of the period. A cloakroom completes this level. Stairs lead down to the kitchen/dining room on the lower ground floor and a delightful family bathroom with a unique roll-top bath looking out to the garden. There is access out to the courtyard garden through a useful utility room. The principal bedroom is situated on the first floor at the front of the house with a lovely outlook over the town. There is one further bedroom on the first floor and a versatile attic room on the second floor.

The house benefits from resident's permit parking and a rear courtyard garden, ideal for alfresco dining.







SITUATION

Situated just 0.3 of a mile from the mainline station and within easy reach of shops, boutiques and restaurants on the historic High Street and famous Pantiles.

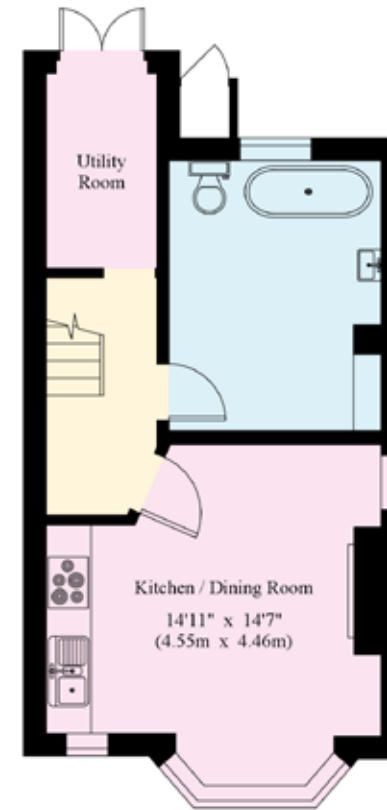
The area is renowned for the quality of its schooling, both in the private and state sectors, including nearby Claremont Primary School and The Mead, Rose Hill and Holmewood preparatories. Options for older children include grammars for boys and girls with private choices such as Mayfield, Tonbridge and Sevenoaks.

Sporting and recreational interests in the area are well served with a number of renowned golf courses, cricket and tennis clubs - including facilities at The Nevill, off nearby Warwick Park.

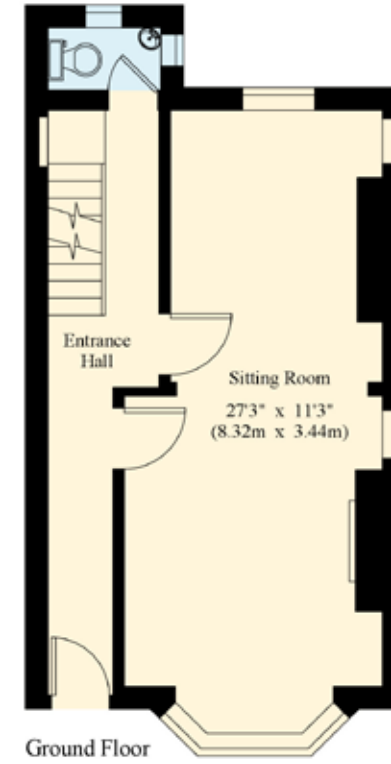




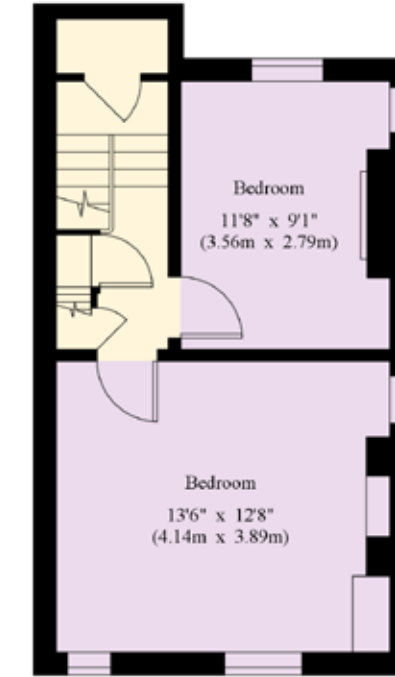
Gross Internal Area : 116.7 sq.m (1256 sq.ft.)



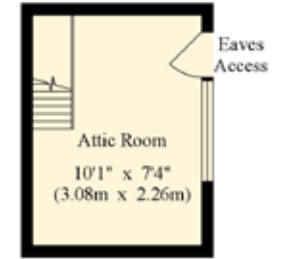
Lower Ground Floor



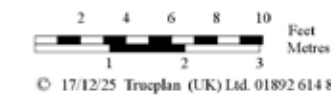
Ground Floor



First Floor



Second Floor



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.

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

Ross Davies
01892 515035
ross.davies@knightfrank.com

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

Michelle Lock
01892 515035
michelle.lock@knightfrank.com

knightfrank.co.uk

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