



6A NEVILL ROW

Tunbridge Wells, Kent



## VICTORIAN-STYLE TERRACED MEWS

Nevill Row is a Civic Society Award winning collection of 8 Victorian-style homes, designed by boutique developers, Beau Property, in 2022 and ideally positioned for the historic Pantiles and mainline station.

   EPC  
2 2 1 D

Local Authority: Tunbridge Wells Borough Council

Council Tax Band: C

Tenure: Share of Freehold (999 years from and including 1 January 2022 on the lease)

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

Postcode: TN2 5QY [what3words.com/runner.smiled.modern](https://www.what3words.com/runner.smiled.modern)

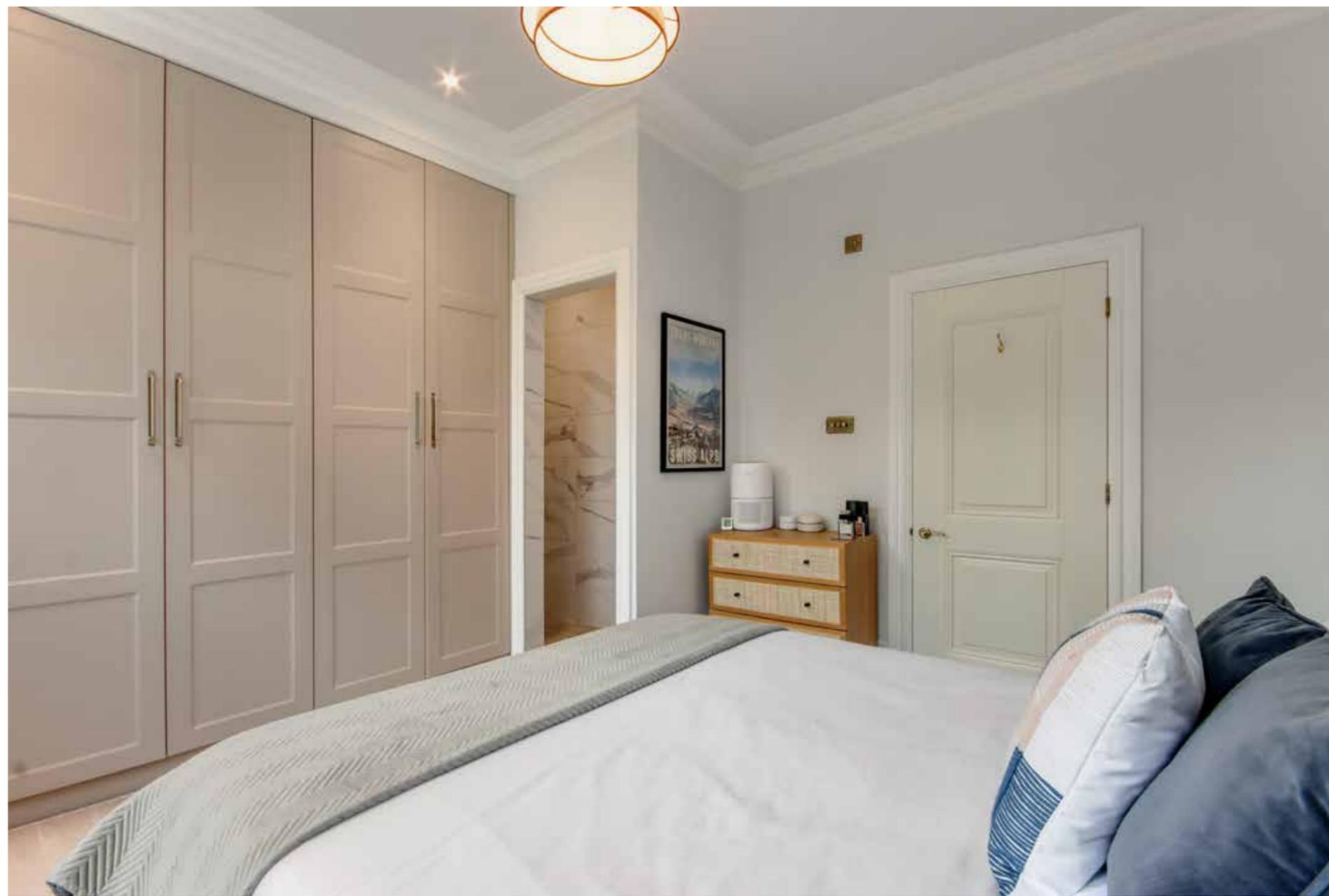


## THE PROPERTY

On the lower ground floor, there is a good-sized sitting room leading through to a shaker style kitchen, designed by Academy Kitchens with stunning Quartz worktops. Original features were restored while incorporating contemporary additions, like brass hardware, light oak flooring and delicate wall panelling. A useful downstairs cloakroom/utility room completes this level.

Stairs lead up to the ground floor. The principal bedroom benefits from an en suite shower room, with one further double bedroom on this level served by a family bathroom. Bathrooms at Nevill Row convey a sense of luxury with sanitaryware by Duravit, fittings by Hansgrohe, heated towel warmers and underfloor heating.

6a has a private entrance and garden at the rear of the building, adjacent to an allocated parking space.





## SITUATION

Nevill Row is ideally situated just 0.2 of a mile from the famous and historic Pantiles, with a varied array of independent cafes, restaurants and boutiques on offer. The mainline station is 0.6 of a mile away with services to London Bridge from approximately 42 minutes.

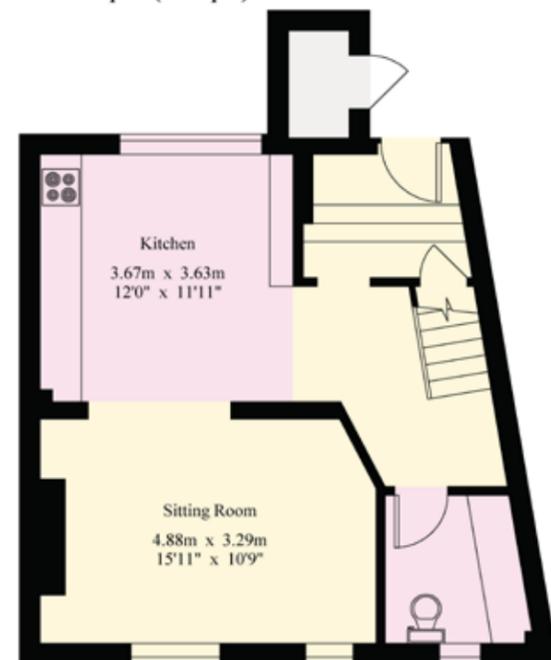
The area is renowned for the quality of its schooling, both in the private and state sectors, including nearby The Mead, Rose Hill and Holmewood preparatories. Options for older children include grammars for boys and girls with private choices such as Mayfield, Tonbridge and Sevenoaks.

Open green spaces in the vicinity include The Common and Calverley, The Grove and Dunorlan parks.

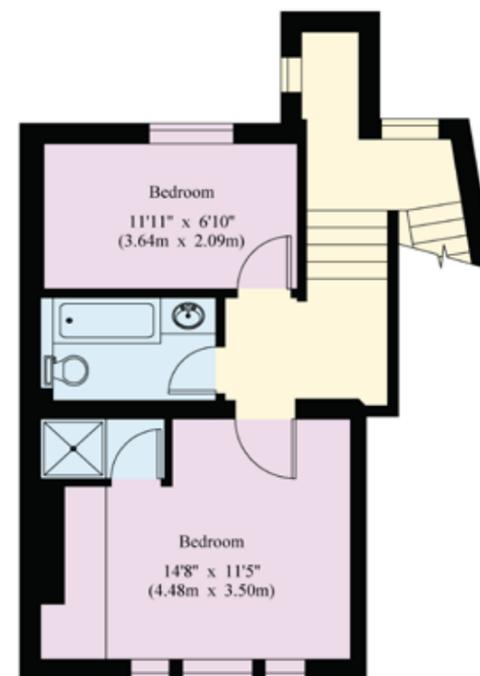


6a Nevill Terrace

Gross Internal Area : 86.0 sq.m (925 sq.ft.)



Lower Ground Floor



Ground Floor



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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  
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