

# Frant Road

Tunbridge Wells • Kent • TN2 5LE





KINGSESTATES  
PROFESSIONALS IN PROPERTY

# Frant Road

Tunbridge Wells • Kent • TN2 5LE

**Kings Estates are delighted to offer this deceptively spacious three double bedroom, two bath / shower room (one ensuite), two reception room Victorian semi detached house with garage and good size garden, located in a sought after and convenient position on the south side of Tunbridge Wells within easy walking distance of The Pantiles, High Street and mainline train station. Available with the benefit of no onward chain.**

- Spacious Victorian Semi Detached House
  - Accommodation Totalling 1362 Sq Ft
    - Three Double Bedrooms
- Two Bath / Shower Rooms (One Ensuite)
  - Separate WC
  - 20ft Kitchen / Dining Room
  - Good Size Rear Garden
- Garage & Small Off Road Parking Space
  - Sought After South Side Location
- Walking Distance of the Pantiles, High Street & Station

EPC Rating: D



**Tel: 01892 533367**

5 Mount Pleasant Road, Tunbridge Wells, Kent TN1 1NT

E: [tunbridgewells@kings-estates.co.uk](mailto:tunbridgewells@kings-estates.co.uk)

[www.kings-estates.co.uk](http://www.kings-estates.co.uk)



## SITUATION

Located on the favoured south side of town within easy access to countryside, yet within 0.7 miles of the central station providing an excellent commuter service to London Charing Cross and Cannon Street in just under the hour. The historic Pantiles and High Street offering a wide variety of independent shops, cafes, restaurants and bars is only 0.5 of a mile and TN2 general store and The Bull public house are within easy walking distance.

## ACCOMMODATION

### GROUND FLOOR

**ENTRANCE HALL** Doors to sitting room and dining room, ceiling mounted light, stairs to first floor.

**SITTING ROOM** 13' 11" x 11' 6" (4.24m x 3.51m) Front aspect window, ceiling mounted light, alcove cupboard.

**KITCHEN/DINING ROOM** 20' 7" x 11' 8" (6.27m x 3.56m) Dual aspect room with windows to rear and side, side aspect door, modern fitted kitchen comprising a range of wall and base units with roll top worksurfaces and tiled splashbacks, space and plumbing for cooker, washing machine and dishwasher, ceiling and wall mounted spotlights.

### FIRST FLOOR

**WC** Rear aspect frosted window, low level WC, wall mounted wash hand basin, ceiling mounted light.

**LANDING** Doors to all rooms, ceiling mounted light, loft hatch (not inspected).

**MASTER BEDROOM** 11' 8" x 9' 9" (3.56m x 2.97m) Rear aspect window, ceiling mounted light, door to:

**ENSUITE** Side aspect frosted window, white suite comprising corner shower cubicle, low level WC, pedestal wash hand basin, tiled floor, ceiling mounted spotlights.



**BEDROOM TWO** 14' 5" x 11' 6" (4.39m x 3.51m) Front aspect window, ceiling mounted light, built-in wardrobes.

**BEDROOM THREE** 13' 11" x 11' 8" (4.24m x 3.56m) Front aspect window, ceiling mounted light, built-in wardrobes.

**BATHROOM** Rear aspect frosted window, white suite comprising panel enclosed bath with mixer tap, shower attachment and curtain over, low level WC, pedestal wash hand basin, ceiling mounted spotlights.

#### OUTSIDE

**TO THE FRONT** To the front of the property there is a small garden and off road parking in front of the garage door.

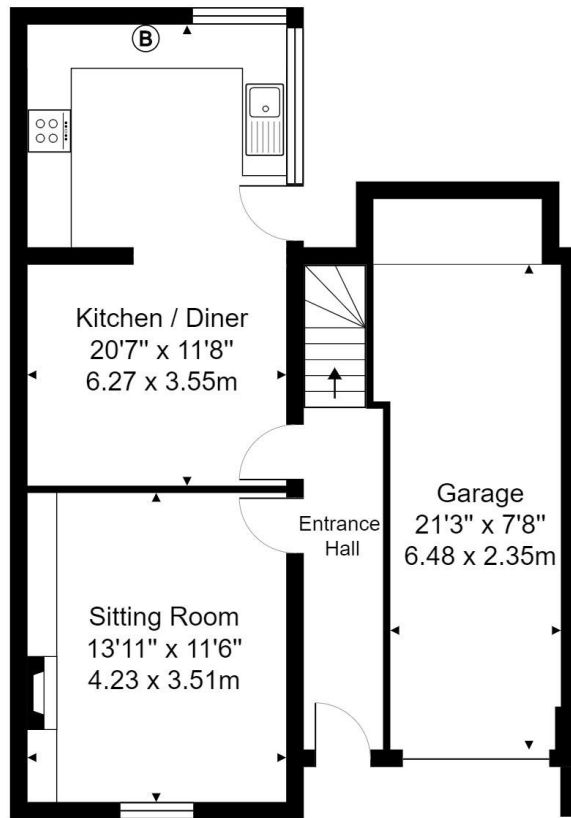
**GARAGE** 21' 3" x 7' 8" (6.48m x 2.34m) With door to front.

**TO THE REAR** The rear garden is mainly laid to lawn with mature shrub and flower bed borders, there is also a small patio area.

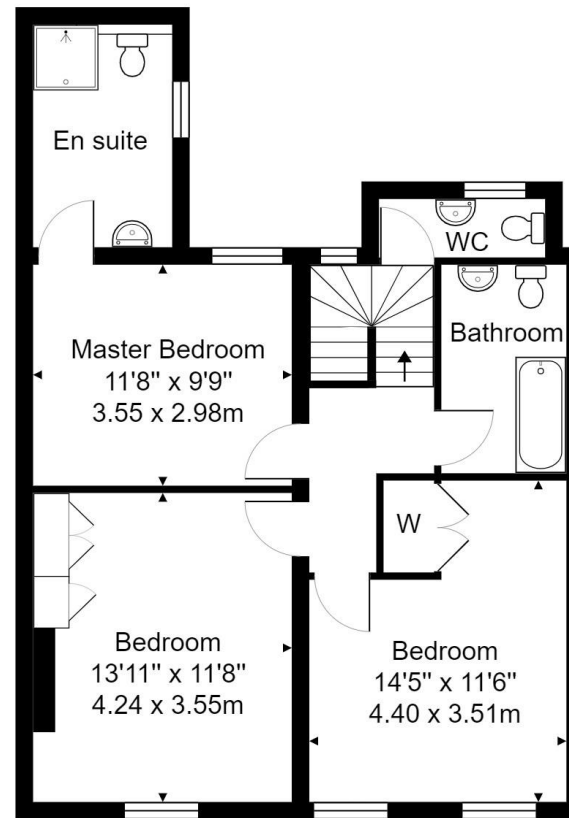
#### OTHER INFORMATION

**COUNCIL TAX BAND** - C - £1,610.34 for the year 2019/20 (Tunbridge Wells Borough Council)

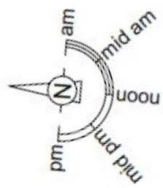




**Ground Floor**



**First Floor**



**Approx. Gross Internal Area 1362 ft<sup>2</sup> ... 126.5 m<sup>2</sup> (Incl. Garage)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008** Kings Estates (the agent) has not tested any apparatus, equipment, fixtures and fittings or services and therefore cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their own solicitor or surveyor. References to the tenure of a property are based on information supplied by the vendor. Kings Estates has not had sight of the title documents. Items shown in photographs are NOT included unless specifically mentioned within the written sales particulars. They may however be available by separate negotiation, please ask us at Kings Estates. We kindly ask that all buyers check the availability of any property of ours and make an appointment to view with one of our team before embarking on any journey to see a property.





  
**KINGS ESTATES**  
PROFESSIONALS IN PROPERTY

[www.kings-estates.co.uk](http://www.kings-estates.co.uk)

  
KINGS ESTATES  
PROFESSIONALS IN PROPERTY