

80 GROVE HILL ROAD

TUNBRIDGE WELLS, KENT, TN1 1ST



A stylishly-presented 4 bedroom Victorian town house,
well-placed for the mainline station and town centre

Ground Floor: sitting room ♦ dining/family room ♦ kitchen/breakfast room

First Floor: 2 bedrooms ♦ shower room

Second Floor: 2 further bedrooms ♦ bathroom ♦ courtyard garden ♦ en-bloc garage ♦ EPC = F





DESCRIPTION

A delightful terraced town house offering stylish and versatile accommodation arranged over three floors with the addition of a garage located in nearby Grove Hill Gardens. This property enjoys a convenient central location, with excellent proximity to the mainline station and the High Street shops and cafes.

This attractive property has many period features including high ceilings, decorative coving, picture and dado rails, sash windows and feature fireplaces. Further points of note include:

- decorative front door with frosted glass panels and a fanlight window over;
- engineered oak wooden flooring in the principle reception rooms;
- sitting room with a bay window to the front with internally fitted wooden shutters and an eye catching contemporary fireplace with a pebble base gas fire within a polished stone hearth and mantel. To one side of the chimney breast is a fitted cupboard;
- dining/family room with an attractive stained glass window to the rear, an under stairs storage cupboard and a fireplace with wooden surround concealing the gas boiler. Another storage cupboard is built in to one side. A small lobby with storage unit is situated off to one side and has a door to the rear courtyard;
- contemporary style kitchen/breakfast room with a striking free standing unit housing an electric oven, a gas hob with overhead extractor fan, rows of glass shelving to either side, a double sink unit and a stainless steel worktop fitted with drawers and cupboards. A breakfast bar with frosted glass storage cupboards either side is located beneath a pretty arched window with a view over the rear enclosed south facing courtyard garden. There is a worktop at the far end with space underneath for washing appliances;
- two double bedrooms and a shower room with a hand basin and wc are arranged over the first floor and a further double with a sink and a single bedroom, along with a family bathroom, are located on the second floor.
- the property benefits from a generous loft space.



SITUATION

Grove Hill Road is just minutes' walk from the open spaces of both Grove Park and Calverley Park and is about 0.5 of a mile from the town centre. The mainline station is just 0.3 miles on foot and the popular Claremont Primary School is a short walk away.

Parking: In addition to the en bloc garage, residents of Grove Hill Road are entitled to purchase two permits per household and up to 50 visitors' vouchers per annum.

Directions: From our offices in the High Street, turn right into Vale Road and continue to the roundabout. Take the first exit into Grove Hill Road and continue up the hill. Number 80 will be found on the right-hand side just before the bend at the top.

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

Outgoings: Tunbridge Wells Borough Council: 01892 526121. Current tax band E.

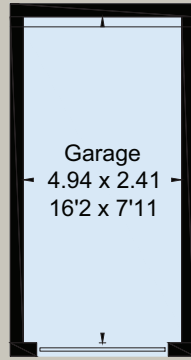
Viewing: Strictly by appointment with Savills on 01892 507000.

FLOOR PLANS

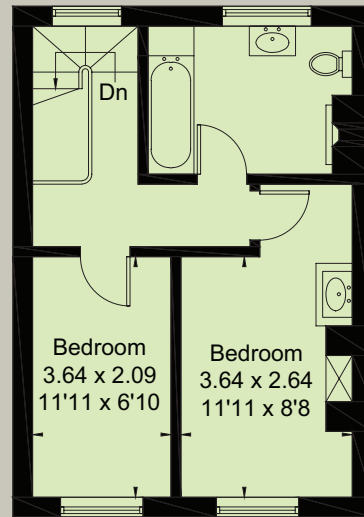
Gross Internal Area (approx)

House = 123.2 sq m / 1326 sq ft

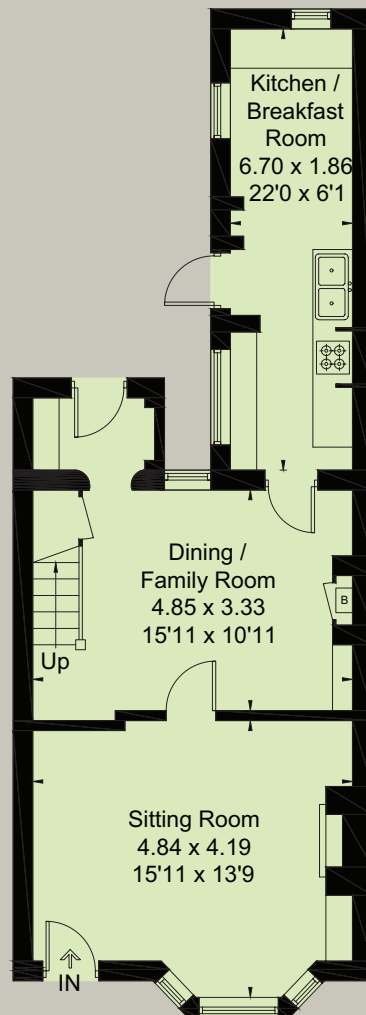
Garage = 11.9 sq m / 128 sq ft



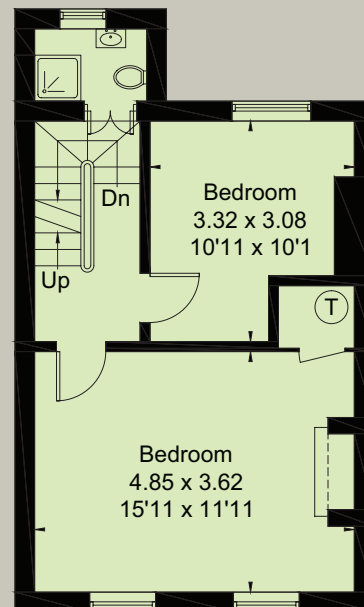
(Not Shown In Actual Location / Orientation)



Second Floor



Ground Floor



First Floor



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		75
(56-68)	D		
(39-54)	E		
(21-38)	F		32
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			