



# A charming and unique three bedroom home

East Wing, 10 Hungershall Park, Tunbridge Wells TN4

Freehold



Covered porch • Entrance hall • Kitchen • Reception hall/  
dining room • Sitting room • Utility room • En suite  
bedroom • Two further bedrooms • Bathroom • Delightful  
patio garden • Detached garage • Further parking

### Local information

East Wing, 10 Hungershall Park, is conveniently located within 1.2 miles of Tunbridge Wells' High Street, the mainline station, the historic Pantiles and a superstore. The historic Cabbage Stalk Lane, running parallel to Hungershall Park, gives pedestrian access to the open spaces of the Common and its network of footpaths, offering a scenic route to town amenities.

Tunbridge Wells is a very popular place to live and benefits from good road connections, convenient commuting to London and an enviable setting surrounded by the Kent countryside. The town has a variety of cultural, entertainment and shopping attractions, including two theatres, cafés, restaurants and shopping, and is renowned for its quality and selection of schools.

### About East Wing

Hungershall Park, one of Tunbridge Wells' three private residential parks, is home to an impressive sequence of Italianate villas, constructed in the mid-19th Century, and No. 10 is to be found towards the western end of the row. East Wing is a contemporary conversion of an attached wing and includes a portion of the original house's basement.

The deceptively spacious high-ceilinged living space on

the ground floor is centred on an impressive reception hall, lit from above by a roof lantern and opening into the fitted kitchen with a range cooker, built-in appliances and larder. A wonderfully spacious dual-aspect sitting room opens on to the south-facing garden via French windows and the master bedroom, with its adjacent bathroom, looks out to the front of the property.

Two further bedrooms, a double with an en suite shower room and a walk-in wardrobe, and a single, are to be found in the lower ground floor of this individual and charming property.

The sheltered south-facing patio garden is a great asset, with ample space for dining, relaxing and entertaining. Surrounded by established terraced beds and shrub borders, this is a wonderful haven to enjoy at any time of the day.

### Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

### Viewing

Strictly by appointment with Savills.





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**Approximate IPMS2 Floor Area** 151.2 sq m / 1627 sq ft (Excluding Porch)

**Garage** 12.0 sq m / 129 sq ft

**Limited Use Area** 0.8 sq m / 9 sq ft

**Total** 164.0 sq m / 1765 sq ft



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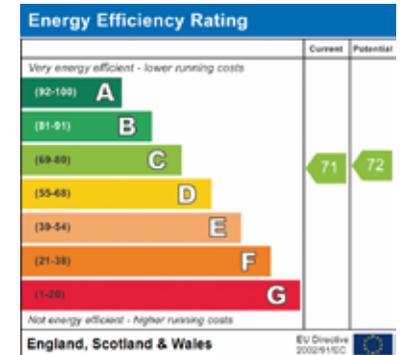
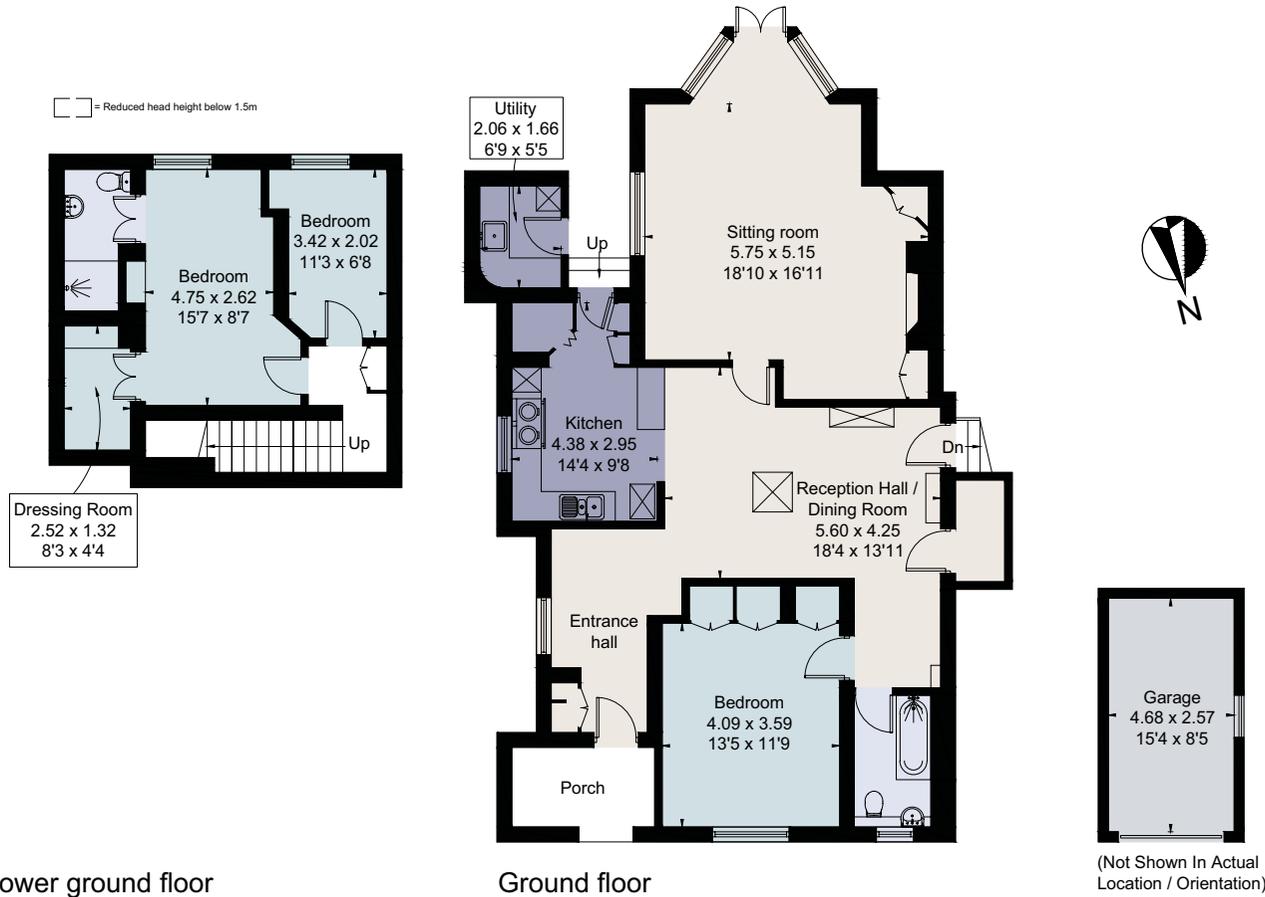
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