



2 BRIDGE BUILDINGS, ST. DAVIDS BRIDGE, CRANBROOK, KENT TN17 3HJ

OFFERS OVER £375,000 Freehold

Chain free! Extremely deceptive! Well presented and proportioned 2 double bed roomed, 2 bathroomed, and 2 receptioned attached Grade II listed Town house set in the heart of the sought after town of Cranbrook. Benefiting from side access into the enclosed courtyard styled garden, and a useful cellar.

- 2 Double Bedrooms
- A Short Walk to the Town Centre
- Free parking nearby
- En-suite shower room plus separate bathroom

Description

Key features:

Cranbrook School = 3 minutes walk
Internal home office space
2 dble beds, 1 en suite
Working fireplace
Gas c/h (new boiler)
Within Cranbrook town Conservation area
Short walk to town centre and facilities
Ample free parking nearby

A delightful 2 double bedroomed Town house which combines character of its period with modern comforts, offering light and good sized accommodation throughout, with good ceiling heights. internal viewing is highly recommended in order to appreciate exactly what is being offered.

Situation

Located in the heart of the popular, picturesque, and historic market Town of Cranbrook. Within easy walking distance of the centre and all its associated amenities including a variety of independent shops, cafes, restaurants, doctor's surgeries, schooling, dentists, a public house/hotel, and recreational facilities including parks, and a leisure centre. There is access to a number of local attractions including Cranbrook Museum, the town's noted landmark the Union Windmill, Sissinghurst Castle and local vineyards. The A21 and A229 road networks give access to the M25 for Gatwick and Heathrow airports, and the M20 to Dover and Ashford International Station. Staplehurst mainline station is about 5 miles and offers services to London (the journey taking about 1 hour) and Ashford International. Set within the favoured C.S.C.A.

Directions

From the centre of Cranbrook proceed down the High Street bearing right into Stone Street. Continue until the road just begins to bear left, and just before the turning right onto The Hill this property will be found on the right hand side.

Accommodation

Ground Floor

Entrance door into:-

Entrance Lobby:- With stairs rising to the 1st floor, wooden flooring, coats hanging space and door to:-

Snug:- Sash window to the front, wooden flooring, doors into the kitchen/dining room, and into the:-

Living Room:- A good sized room, being double aspect with sash windows to front and rear, wooden flooring, wall light points and an attractive open fireplace.

Kitchen/Dining Room:- Window and door onto the rear courtyard styled garden, and original feature fireplace with wooden surround. Fitted in a range of wall, and base units with ample worktop space, incorporating stainless steel sink unit, electric cooker with extractor above, space for fridge/freezer, plumbing for washing machine, tiled splashbacks, and wooden flooring. Door with brick steps leading down to:-

Cellar:- A useful space with a sump pump, housing the electric meter, and with power and light connected.

First Floor

Landing/Study:- Original pretty cast iron fireplace, window to rear, opening into inner landing, and door to:-

Bedroom: A double room with a sash window to front, original pretty cast iron fireplace, loft access and built in wardrobe cupboard.

Inner Landing:- Window to rear, door to separate bathroom, and door to:-

Bedroom:- A double room with a sash window to the front, and door to:-

En-suite Shower Room:- Shower cubicle, low level WC and wash hand basin. Heated towel rail.

Bathroom:- With window to rear. White suite comprising of a 3/4 bath with shower and screen above, low level WC and circular glass wash hand basin. Wall mounted gas fired combination boiler (installed 2024), shaver point and heated towel rail.

Outside

There is an attractive paved courtyard styled garden with a southerly aspect and with a shared side access gate giving access onto Stone Street. Brick walls to boundaries, mature vine, and a small outside store.

Agents Note: Tunbridge Wells Borough Council. Council Tax D. In line with money laundering regulations (5th directive) all purchasers will be required to allow us to verify their identity and their financial situation in order to proceed.

Tenure: Freehold

Garden details: Private Garden





Gross Internal Area: 103.52 sq.m (1114.23 sq.ft)



For Identification Purposes Only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst great care has been taken to be as accurate as is realistic, these details, photographs and floor plans are for guidance only and all measurements are approximate. All information has been received in good faith and we cannot be held responsible for the content of these particulars. None of the services, fittings or appliances at the property have been tested, we give no representations as to their fitness for purpose or otherwise. We assume that the property has all necessary permissions, consents and is fully compliant with statutory regulations. Purchasers must satisfy themselves by inspection, searches, enquiries, surveys and professional advice that the property is as described and suitable for their purposes. No agency employees have any authority to make or give any representations or warranty in relation to the property, and no liability is taken for any error, omission or misstatement. These details cannot be incorporated in any offer or contract and are for reference only.