

# PHILLIPS & STUBBS



coastal +  
COUNTRY



The property occupies a prominent location in the tree lined High Street of the market town of Tenterden, providing a comprehensive range of amenities including traditional and specialist independent shops and national outlets, Waitrose and Tesco supermarkets, professional services including banks, building societies, accountants, solicitors and doctors' surgery, together with schools for all ages, restaurants and period buildings. Tenterden has a modern leisure centre and two golf courses. Mainline railway services to London Charing Cross are available from Headcorn (9 miles), whilst Ashford International (13 miles) provides high speed links to London, St Pancras (37 minutes) and from there to the Continent via Eurostar. The M20 link at Ashford provides access to the M25 motorway network.

A spacious apartment forming the entire upper floors of a Grade II Listed sixteenth century period property with close studded external elevations with plaster infill beneath a pitched tiled roof. The internal accommodation, which is in need of general upgrading and modernisation, is arranged over two levels, as shown on the floor plan. The ground floor retail unit is not included and is currently let as Pilgrims Hospices charity shop.

Lease details: 999 year lease. 50% contribution to repairs and maintenance

A wooden gate set within a brick wall leads into a small yard of about 9'10 x 6'6 set down to herringbone pattern brick paving. A glazed front door opens into an entrance lobby with an inner door and stairs rising to the first floor hallway with stairs off to the second floor.

The large living room has a large window to the front overlooking the church, exposed timber framing and an attractive brick fireplace. The well proportioned, double aspect dining room, which has exposed beams, overlooks the High Street and church.

The kitchen, which overlooks the rear, is fitted with a range of cabinets comprising cupboards and drawers beneath work surfaces with an inset sink unit, 4 burner gas hob with copper filter hood above and built in oven beneath, an integrated fridge freezer and space and plumbing for a washing machine.

The bathroom has fittings comprising a panelled bath and wash basin. A connecting door leads to bedroom with exposed timber framing and stairs to a second floor attic room/bedroom 4 with a dormer window.

From the hallway, a staircase leads to the principal second floor levels which has a spacious landing and two below eaves double bedrooms, one of which has an access door to a large unconverted roof space.

Council Tax Band: E

Parking: An annual e-permit to park nearby, subject to availability, in Bridewell Lane or Tenterden Leisure Centre currently costs £836 for 12 months.

Guide price: £325,000 Long leasehold (999 years)

49a High Street, Tenterden, Kent TN30 6BJ



A spacious apartment for improvement forming the upper floors of a Grade II Listed period building located in the tree lined High Street of the market town.

- Entrance lobby • Hallway • Living room • Dining room • Kitchen • Three double bedrooms • Landing • Bathroom • Attic room/bedroom 4 • Electric heating • EPC rating G • Small yard





# High Street

Approximate Gross Internal Area = 146.9 sq m / 1582 sq ft  
(excludes restricted head height)



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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