



'Our Focus Determines Your Reality'



Stone Street
Cranbrook
Kent
TN17 3HE



Kitchen * Utility Room * Dry Store * Cloakroom

Two Room Retail Unit

Living Room * Principal Bedroom, Ensuite

Two Further Double Bedrooms * Family Bath and Shower Room

Courtyard * Allocated Parking Space



GRADE II LISTED APARTMENT AND RETAIL UNIT

A rare opportunity to purchase a Grade II Listed freehold building including a three bedroom apartment and retail unit spanning four floors in the much sought after Wealden Town of Cranbrook. Planning permission exists to add an exterior staircase to the first floor creating a self-contained apartment and separate retail unit providing a number of different income opportunities.

In its current configuration, the accommodation consists of a kitchen, dry store, utility room and cloakroom on the lower ground floor. On the ground floor there is a two room retail unit with double frontage. A living room with dual fireplaces and doors opening onto a balcony, and a principal bedroom with ensuite shower room are located on the first floor with a further two double bedrooms and a family bath and shower room on the second floor.

The planning permission would allow for two separate units with an exterior staircase leading to the first floor. The principal bedroom would become a kitchen and the staircase between the ground floor and the first floor would be blocked off.

Outside there is a courtyard and an allocated parking space.



CRANBROOK

Cranbrook is one of the most picturesque small towns in the Weald and renowned for its eclectic mix of shops, cafes, restaurants, boutiques etc. and a large range of amenities. Dominating the town are the fine early stone church and the 19th century windmill. Cranbrook offers a wide variety of sports and social activities.

SCHOOLS AND CONNECTIONS

The Cranbrook School, renowned and sought after for its excellent reputation and educational facilities, is located in the town. In addition to Cranbrook School, there are other excellent schools, namely Bethany, Benenden School, Marlborough House, St Ronans, High Weald Academy and Dulwich Prep School.

The A21 offers excellent links to the M25 and other motorways. The mainline station at nearby Staplehurst offers trains to London Bridge, Waterloo, Charing Cross and Cannon Street.



Approximate Area = 229.1 sq m / 2466 sq ft
Including Limited Use Area (10.0 sq m / 108 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 286707

Proposed Reconfigured Floor Plan



SERVICES

All mains utilities connected. Gas fired central heating.

EPC Rating: n/a

There is a flying freehold over Chittenden Passage, a public right of way alley.

Planning exists to add an exterior staircase allowing the apartment to become self-contained.
Planning reference 20/01269/LBC

Tunbridge Wells Borough Council - Council Tax Band C for the apartment.
Non-domestic rates value of the property £8700, as it is under the £12K threshold, the property is subject to small business rate relief and so there is currently nothing to pay.

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.



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