

**RUSH
WITT &
WILSON**



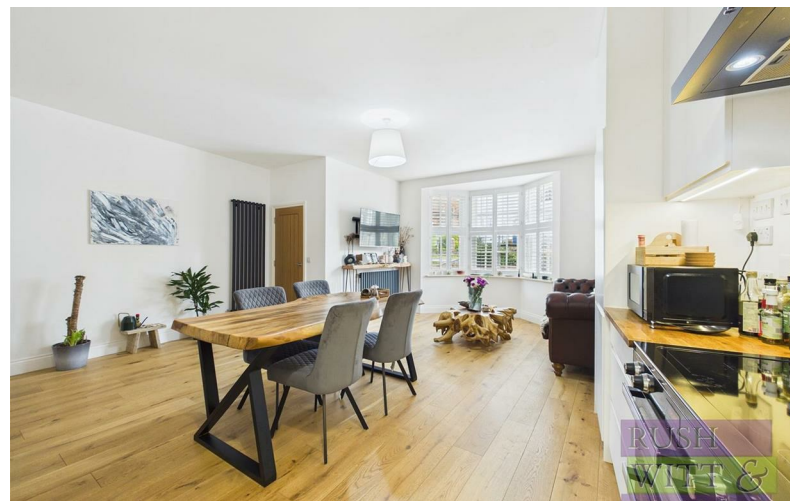
4 West Cross, Tenterden, Kent TN30 6JL
Offers In Excess Of £650,000 - Freehold

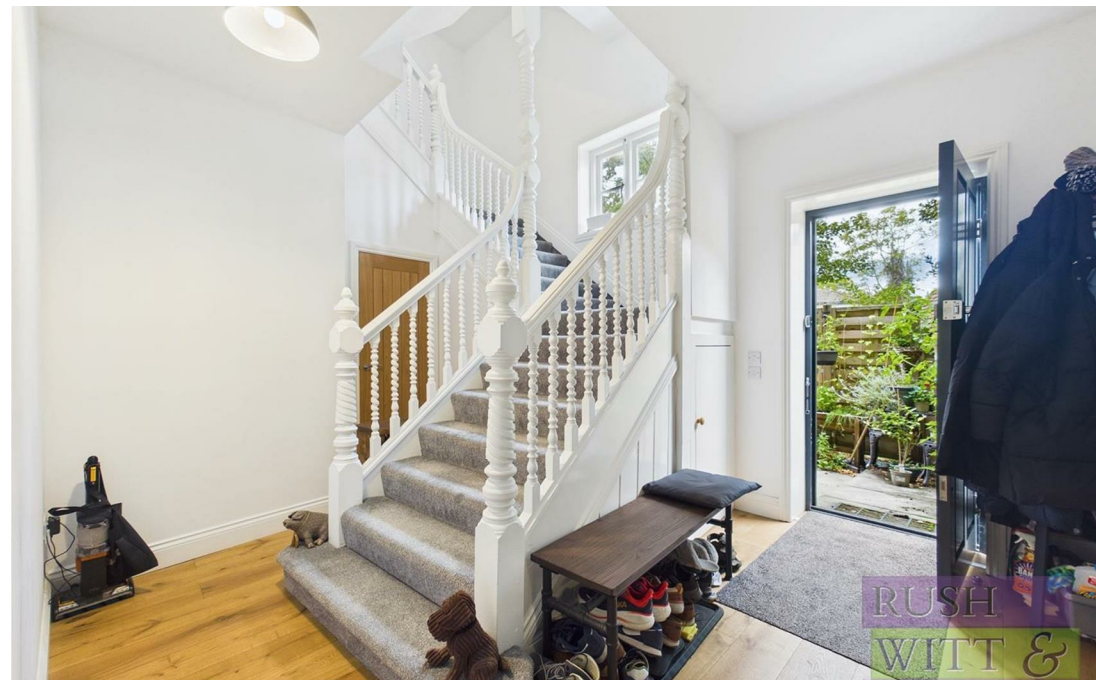
Rush Witt & Wilson are pleased to offer this most impressive Grade II Listed town house occupying a prime location on the highly sought after tree lined High Street of Tenterden.

4 West Cross was extensively renovated to a high standard in 2021 and offers well-proportioned accommodation is arranged over three floors and comprises of a entrance hallway, generous kitchen/dining/family room, rear lobby with renovated original staircase and cloakroom on the ground floor. On the first floor is a reception room overlooking the High Street, a double bedroom and bathroom. To the second floor is a generous master bedroom with en-suite bathroom and further double bedroom. Outside the property offers off an road parking space with EV charging point and a small fully paved courtyard garden.

Further benefits include a generous basement, gas central heating and bespoke wooden double glazed sash-windows to front elevation

An internal inspection of this stunning home is highly recommended, please call our Tenterden Branch on 01580 762927 for further information.





Agent Note.

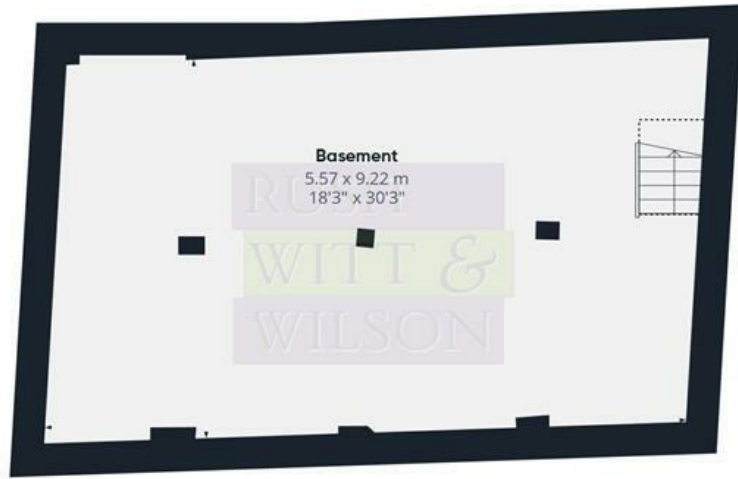
Council Tax Band - F

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

- 1. Particulars:** These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
- 2. Photos, Videos etc:** The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
- 3. Regulations etc:** Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
- 4. VAT:** The VAT position relating to the property may change without notice.
- 5. To find out how we process Personal Data,** please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>





Floor -1



Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

189.9 m²

2043 ft²

Reduced headroom

1.1 m²

12 ft²

(1) Excluding balconies and terraces

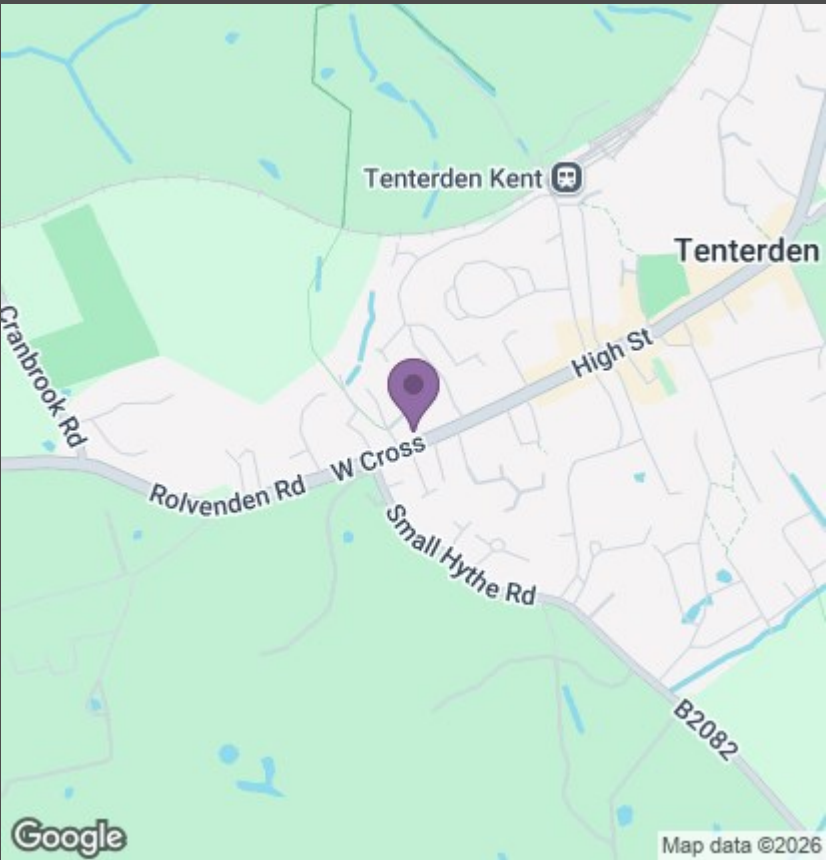
Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

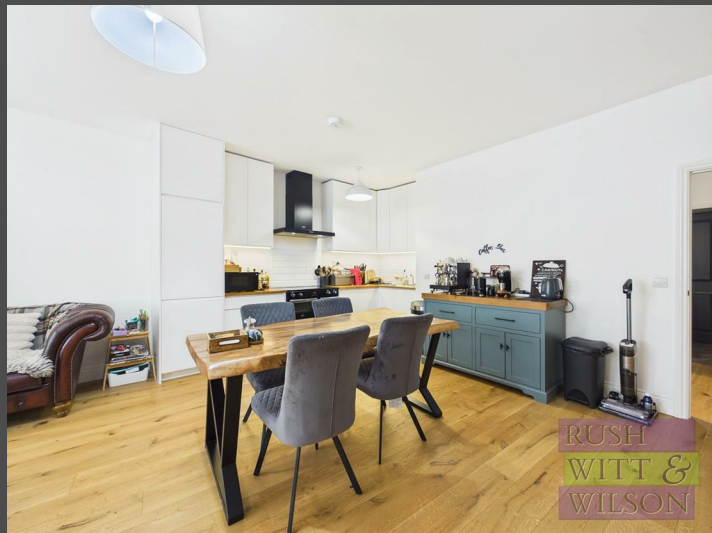
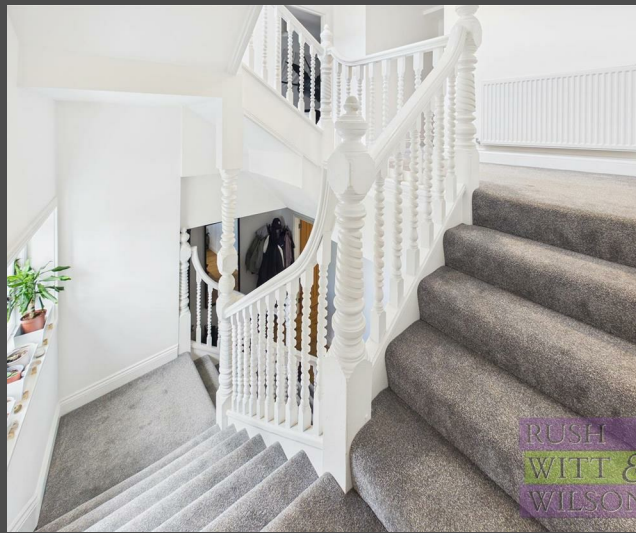
GIRAFFE360





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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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