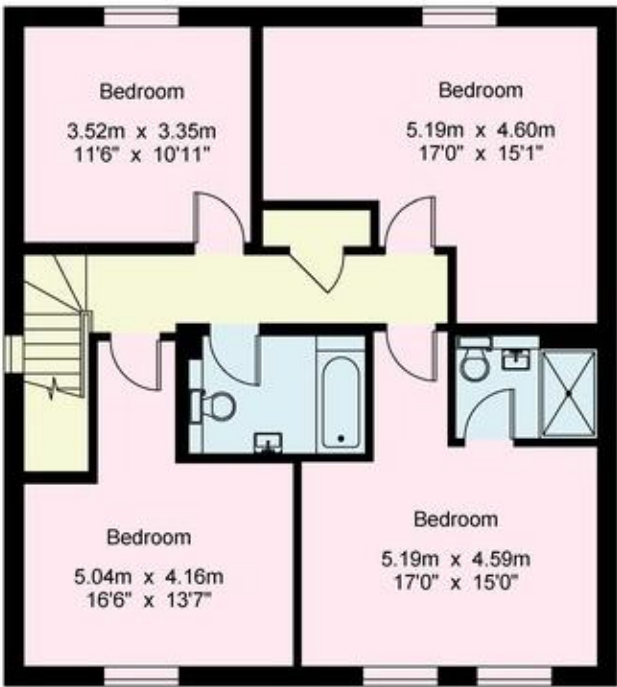
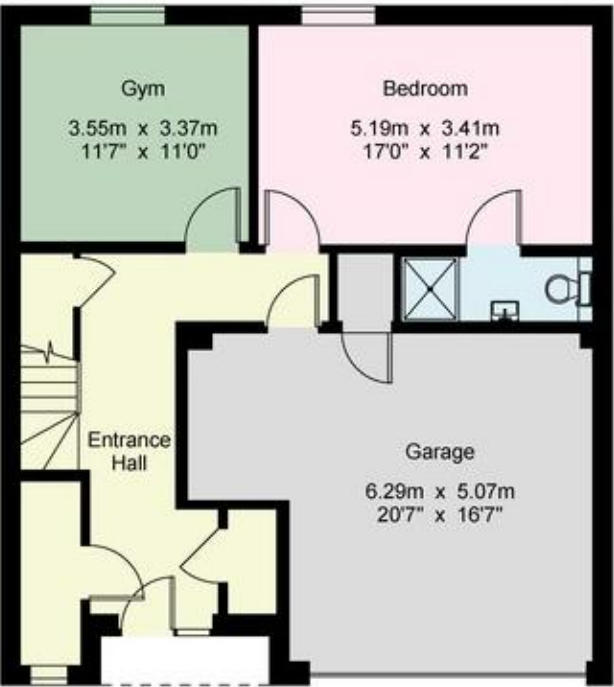


First Floor



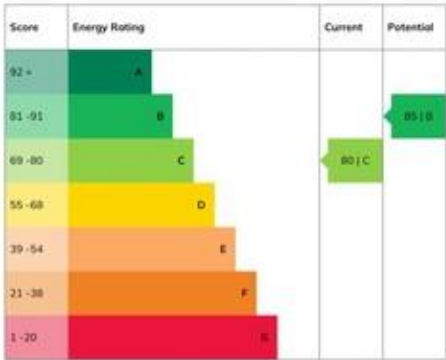
Second Floor



Ground Floor

5 Broadcroft

Gross Internal Area : 262.5 sq.m (2825 sq.ft.)



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5 Broadcroft

Tunbridge Wells, TN2 5UG

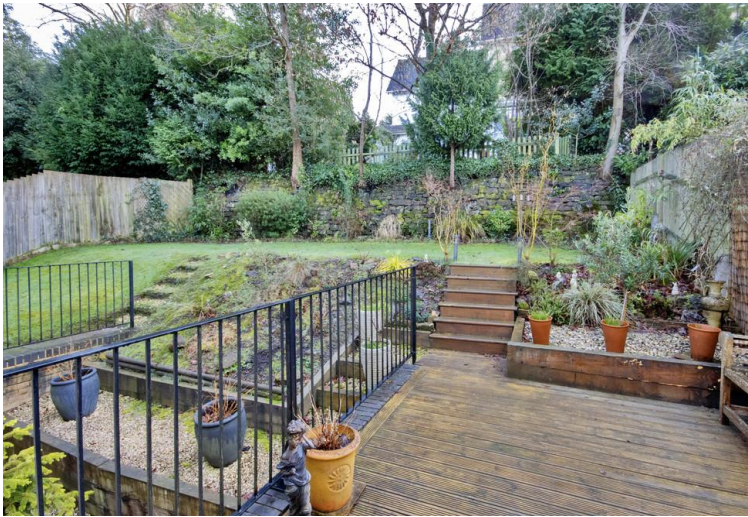
SUMNER PRIDHAM

A spacious 2825 sq.ft. detached town house in a quiet exclusive setting off Broadwater Down, within walking distance of the Pantiles and station. Beautifully presented and versatile accommodation includes 2 ground floor rooms which could be used as offices or to create a 6 bedroom house.

Entrance Hall, Gym/Office, Double Bedroom/Office, En-suite Shower Room, Kitchen/Dining Room, Utility Room, Sitting Room, Snug, 4 further Double Bedrooms, 3 Bathrooms, Gas Fired Central Heating, Double Glazing, Garage, off road parking with EV charging point.

Guide price £1,100,000

Freehold



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Tunbridge Wells
Kent
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Agents Note: Whilst every care has been taken to prepare these particulars they are for guidance purposes only. If there are any points of particular importance to you please contact the office. Any areas, measurements or distances are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon. It should not be assumed that the property has all necessary planning, building regulations or other consents. Sumner Pridham have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Property Description

- ◆ A beautifully presented spacious detached town house ideally suited to a large family with its flexible accommodation.
- ◆ Exclusive setting in a small cul-de-sac within walking distance of the Pantiles and mainline station.
- ◆ Well-appointed accommodation includes 3 bathrooms.
- ◆ Large fully integrated kitchen day room with elevated views.
- ◆ Generous sized hall includes 2 walk in cloaks cupboards plus an understairs storage cupboard, plus door into the integral garage.
- ◆ Two good sized ground floor bedrooms with double glazed paned windows to the rear, one with an ensuite shower room with separate cubicle, washbasin and low level WC with concealed cistern, air extractor and heated tiled floor.
- ◆ The second bedroom on this floor is currently used as a gym.
- ◆ Staircase to upper ground floor with doakroom, washbasin with cupboard beneath, air extractor, low level WC with concealed cistern, and heated chrome towel rail.
- ◆ Sitting room features floor to ceiling windows and French doors out to the garden.
- ◆ Adjacent reception room facing the rear is ideal as a snug.
- ◆ Impressive kitchen/dining room with elevated outlook from windows, French doors with Juliette balcony.
- ◆ The well-fitted kitchen benefits from 'U' shaped Corian worksurface which incorporates the sink which has a 'Lusso' filter/boiling tap.



- ◆ Appliances include a ceramic hob with stainless steel extractor above, eyelevel Neff ovens, Neff dishwasher, under counter larder fridge and drinks fridge, comprehensive range of cupboards and saucepan drawers, matching wall mounted cupboards, plus a walk in pantry.
- ◆ There is ample space in the room for a large dining table plus soft seating.
- ◆ Utility room is fitted with worksurfaces with cupboards and drawers beneath, under counter freezer, Bosch washing machine and tumble dryer, feature wall shelving and space for further domestic appliance.
- ◆ Staircase leading to the first floor landing which features a large linen cupboard and access to roof space.
- ◆ Principal bedroom, pair of windows to the front with elevated views, ensuite shower room with a good size shower cubicle wall mounted washbasin, WC with concealed cistern and heated towel rail.
- ◆ Bedrooms 2 and 3 are both rear facing and of generous size.
- ◆ Double bedroom 4 faces the front and has elevated views.
- ◆ Bathroom has a heated tiled floor, low level WC with concealed cistern, wall hung washbasin, panelled bath with wall hung shower attachment and screen, chrome towel rail and air extractor.

Integral Garage

- ◆ Remote up and over door to the front and personal door into the hall, providing buyers the opportunity of driving into the garage on rainy days with shopping.
- ◆ Garage also houses the gas fired Worcester boiler and built in cupboard housing a large hot water tank, there is also a circuit breaker.

Outside

- ◆ To the righthand side of the property is a double length parking space, with EV charging point.
- ◆ Rear garden has access from the sitting room to a large, decked area which then continues to the main garden which is laid to lawn and also features a rockery.
- ◆ Large garden shed.

Location

- ◆ 5 Broadcroft is one of three properties in an exclusive small cul-de-sac ideally suited to buyers looking for a quiet setting yet wish to be within walking distance of the Pantiles and a mile from the mainline station.

Viewing

Strictly by appointment only through sole agents Sumner Pridham
01892 516615 info@sumnerpridham.co.uk

