



2 Cumberland Mews

Tunbridge Wells, TN1 1TU

A quietly located modern Mews House in the heart of the desirable village area of town, within a short walk to the Pantiles, high street, central station and town centre.

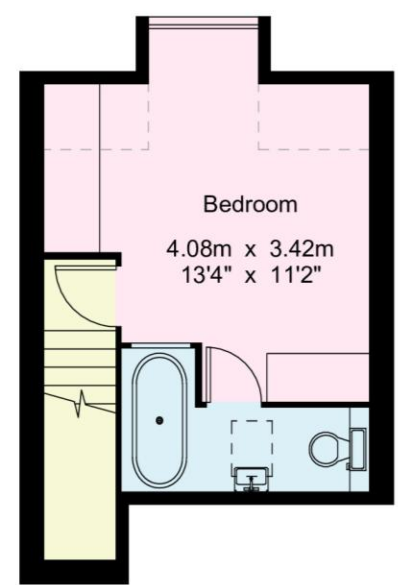
Hall, Sitting/Dining Room, Kitchen, 3 Bedrooms, Ensuite Bathroom, Bathroom, Tandem Garage, Double Glazed Windows, Gas Fired Central Heating, Courtyard Garden, off-road Parking.

Guide price £695,000 Freehold

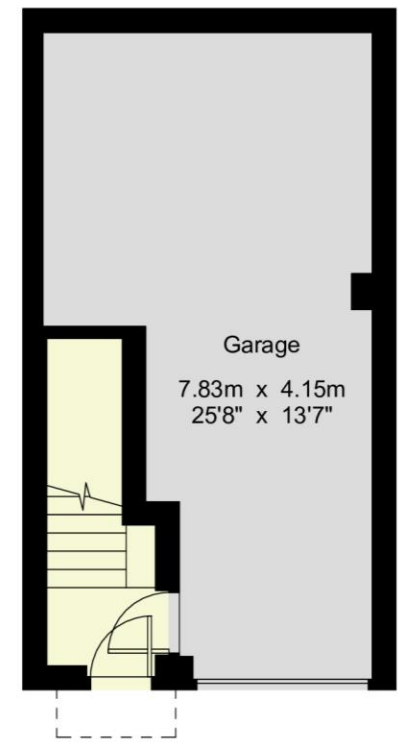


Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

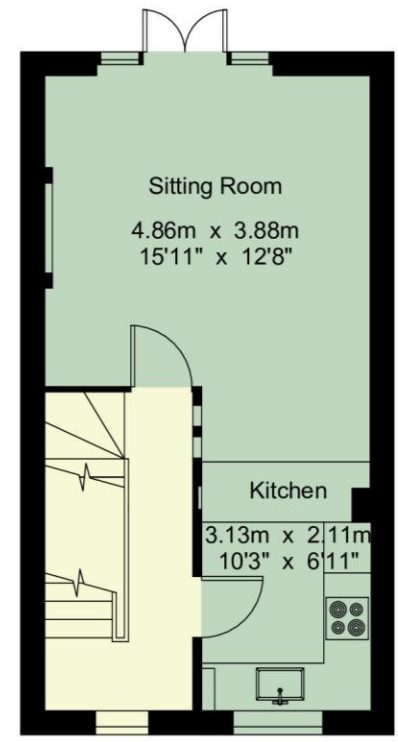
--- Restricted Height



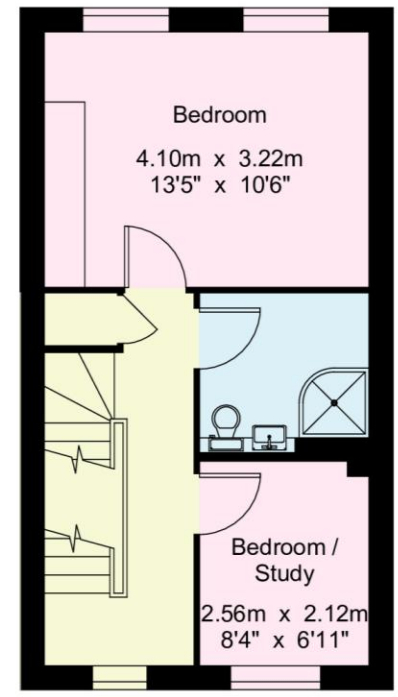
Third Floor



Ground Floor



First Floor



Second Floor

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Gross Internal Area : 122.1 sq.m (1314 sq.ft.)



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29 Vale Road
Tunbridge Wells
Kent
TN1 1BS

www.sumnerpridham.co.uk
info@sumnerpridham.co.uk
01892 516615

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 little known and quietly located mews town house within a stones throw of the High Street.
- ◆ Desirable location in a mews of similar properties.
- ◆ Ideal for those seeking a central location yet require the convenience of garage and off road parking, additional parking to the front of the house providing potential for EV charge point.
- ◆ Attractive wooden flooring.
- ◆ Spacious open plan living space enjoying a dual aspect to the front and rear.
- ◆ Entrance hall with coat hanging rail, an attractive staircase with floor lighting, also integral door to the garage.
- ◆ Wooden flooring continues through the kitchen into the sitting/dining room enhanced by french doors leading out to a courtyard garden.
- ◆ Courtyard has an outdoor tap and gate to rear at first floor level.
- ◆ The open plan kitchen is divided from the main reception area by a deep granite worksurface, with storage cupboards beneath.
- ◆ Matching granite worksurfaces continue over 2 walls with good range of cupboards and drawers beneath, matching



- ◆ wall cabinets.
- ◆ Appliances include integrated fridge and freezer, dishwasher, gas hob with matching granite splashback, stainless steel extractor, inset stainless steel sink, matching cupboard housing a Valiant gas fired boiler installed in 2024 with a recent annual service, window to front with outlook over the mews.
- ◆ Continuation of staircase giving access to 2 bedrooms, airing cupboard with radiator, and bathroom.
- ◆ The main bedroom lies to the rear of the property, fitted wardrobe cupboards and 2 sets of windows with views to Mount Sion.
- ◆ Bedroom 3 could be an ideal work from home office or nursery and overlooks the mews to the front.
- ◆ Bathroom has heated tiled floor, low level WC with concealed cistern, wash basin with storage beneath matching shelf to side, separate shower cubicle and chrome towel rail.
- ◆ Staircase leading to the top floor includes access to attic space, attractive bedroom with fitted wardrobe cupboards, ensuite bathroom, dormer with far reaching views.
- ◆ Ensuite bathroom features a skylight to the front, low level WC with concealed cistern, chrome towel rail, recessed storage, washbasin with cupboard beneath and roll top standalone bath with shower attachment, half tiled walls and heated tiled floor.
- ◆ Remote up and over door gives access to a good sized tandem garage/storeroom, to the far end is plumbing for washing machine, power and light connected, gas meter, tap and stopcock, potential to convert to additional living space subject to consents.

Location

- ◆ The property has the advantage of being within walking distance of the Pantiles, High Street and central station, yet enjoys a quiet mews setting away from traffic.
- ◆ Council Tax Band F

Viewing

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

