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lat 1, 30 Court Road

ouse - Gross Internal Area : 111.2 sq.m (1196 sq.ft.)
ummerhouse - Gross Internal Area : 8.5 sq.m (91 sq.ft.)

29 Vale Road
Tunbridge Wells
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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.



30 Court Road

Tunbridge Wells, TN4 8ED

SUMNER PRIDHAM

A beautifully presented 3-bedroom ground floor flat with its own private garden, accessed from a beautiful kitchen dining room, in a sought after road behind Mount Ephraim. Large well-proportioned rooms arranged over 2 floors.

Hall, Sitting Room, Kitchen/Dining Room, Veranda, Principal Bedroom with Ensuite Shower Room, Double Bedroom, Study/Bedroom 3, Bathroom, Gas Fired Central Heating, own Private Garden with side access, Summerhouse.

Guide price £600,000-£625,000 Share of Freehold No Forward Chain (Preferred completion August 2025).





Property Description

- ◆ An exceptionally well-presented ground and lower ground floor apartment with large well-proportioned rooms.
- ◆ Sought after quiet residential location.
- ◆ Large well-proportioned rooms with tall ceilings, retaining period features.
- ◆ Polished wooden floorboards and deep skirting boards.
- ◆ Spacious sitting room featuring a wide bay to the front with fitted shutters, tall ceiling with moulded cornice and picture rail, substantial fireplace featuring wood burning stove and tiled hearth.
- ◆ Superb kitchen dining room featuring original French doors leading out to covered veranda and own private garden beyond.
- ◆ Quality fitted units include marble worksurfaces, large matching island unit with deep ceramic sink, boiler and mixer taps.
- ◆ Comprehensive range of painted wooden cupboards with cup handles, integrated appliances include, dishwasher, bar fridge, eye level ovens and stainless-steel range in a tiled recess.
- ◆ Large understairs storage cupboard.
- ◆ Inner hall with purpose-built wine rack and utility cupboard housing plumbing for washing machine and as fired Worcester boiler providing central heating.
- ◆ Study/Bedroom 3 enjoys a dual aspect and is currently being used as a nursery.
- ◆ Bathroom with heated tiled floor, panelled bath, separate drench



- head shower above, low level WC with concealed cistern, washbasin, chrome towel rail, and sash window to side.
- ◆ Well-proportioned double bedroom with tall ceiling, large sash window and fitted floor to ceiling wardrobes.
- ◆ Staircase leads down to a lower ground floor principal bedroom with an impressive range of fitted wardrobe cupboards, and 2 windows to the side.
- ◆ Luxuriously appointed ensuite shower room, with full width walk in shower, illuminated storage recess in tiled walls, drench head shower, upstand washbasin with drawers beneath, low level WC with concealed cistern, and chrome towel rail.

Outside

- ◆ One of the important features of this property is its private garden.
- ◆ French doors in the kitchen dining room lead out to a wide covered veranda with quarry tiled flooring and suitable as a seating area.
- ◆ From here steps take you down to a large, decked area for further seating which continues down the side of the property.
- ◆ Main area of garden is laid to lawn and planted with a variety of mature flowering shrubs, at the far end of the garden is a summerhouse built on a concrete base.

Practicalities

- ◆ Share of Freehold together with a 994 year lease.
- ◆ Tunbridge Wells Borough Council Tax Band C.
- ◆ There are 3 apartments within the building.
- ◆ Communal Park

Location

- ◆ Located in a prime residential area off Mount Ephraim.
- ◆ 0.7 miles from the town centre, theatre, restaurants, cafes and pubs.
- ◆ 0.9 miles to the mainline station with its links to London and the south coast.
- ◆ Walking distance to excellent Primary, Secondary, and Grammar Schools.

Viewing

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

