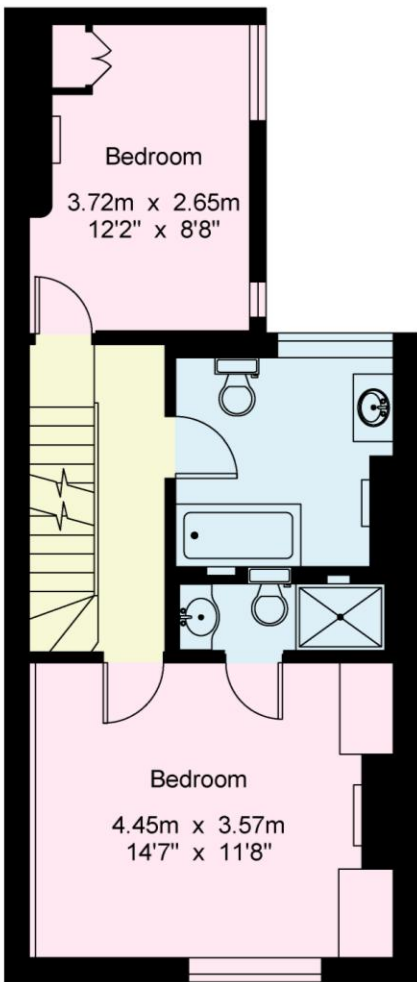
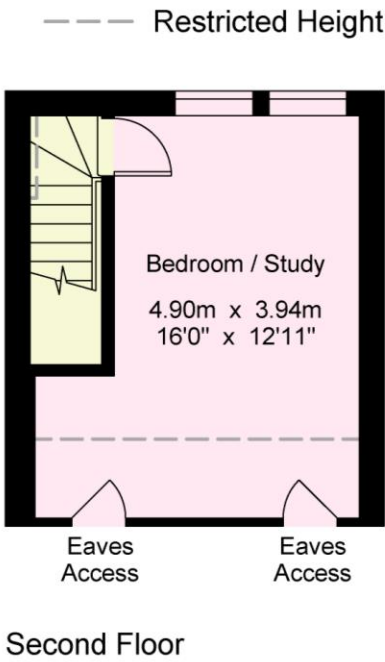


Ground Floor



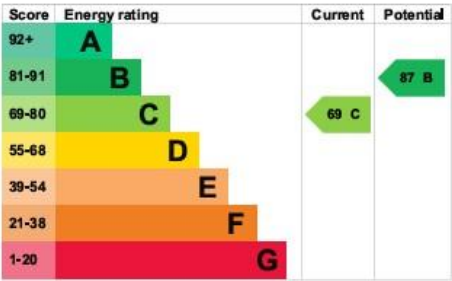
First Floor



Second Floor

25 Mountfield Road

House - Gross Internal Area : 106.4 sq.m (1145 sq.ft.)



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25 Mountfield Road

Tunbridge Wells, TN1 1SG



Well-presented and significantly improved over the past 3 years, 3 bedroom Victorian House in sought after location between the parks. The beautifully presented accommodation includes panelled walls to principal rooms, thoughtfully remodelled accommodation including spacious second floor bedroom, all within minutes' walk to the central station.

Hall, Sitting Room, open plan Kitchen Dining Room, Principal Bedroom with Ensuite Shower Room, luxuriously appointed Bathroom, 2 further Bedrooms, Gas Fired Central Heating, Courtyard Garden, Permit Parking.

Guide price £700,000 - £725,000 Freehold



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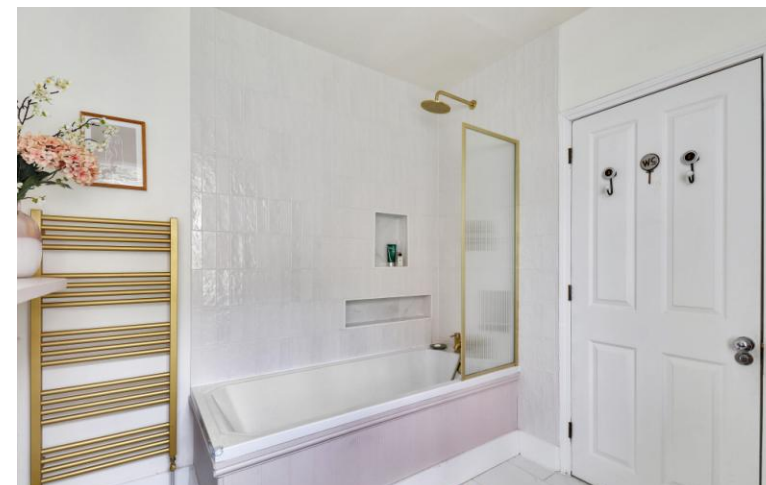
Agents Note: Whilst every care has been taken to prepare these particulars they are for guidance purposes only. If there are any points of particular importance to you please contact the office. Any areas, measurements or distances are approximate and whilst every care has been taken to ensure their 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.

25 Mountfield Road, Tunbridge Wells, TN1 1SG



Property Description

- ◆ An attractive and beautifully presented Victorian town house.
- ◆ Comprehensively remodelled and refurbished over the last 3 years to include, central heating system, kitchen, bathroom and decorated throughout
- ◆ Much sought after location between Calverley Grounds and Grove Park, and within minutes' walk to central station.
- ◆ Ideally suited to buyers seeking an attractive central location close to the Pantiles and High Street.
- ◆ Thoughtfully remodelled accommodation includes an open plan kitchen living area and attractive bay fronted sitting room with panelled walls on the ground floor.
- ◆ First floor accommodation includes a panelled walled principal bedroom with modern ensuite shower room plus a luxuriously appointed main bathroom and a second double bedroom.
- ◆ Converted top floor (2023) providing a good sized double bedroom.
- ◆ Garden with path to a recessed covered porch and front door into the hall.
- ◆ Well-proportioned sitting room features panelled walls, period fireplace with tiled hearth, and bespoke cupboards with display shelves in recesses either side, column radiator and bay window to the front.
- ◆ Open plan kitchen dining room with extensive work surfaces and comprehensive range of cupboards including a built in pantry cupboard, and matching wall mounted cabinets finished with handmade Moroccan tiled walls, plus attractive wooden display shelves.
- ◆ Induction hob and electric oven has been built into former chimney breast recess, attractive shallow double ceramic sink, integrated dishwasher.
- ◆ Matching island unit with cupboards beneath and 3 person breakfast bar,



large period sash window overlooking the rear garden and wide arch through to a dining room presented with panelled walls thoughtfully incorporating space saving bench seating for a dining table, matching storage cupboards either side, one built as a utility cupboard with plumbing for washing machine.

- ◆ Period staircase in the hall finished with attractive runner carpet leads to the first floor landing which gives access to all rooms and staircase to the second floor.
- ◆ Principal bedroom to the front has been finished with panelled walls and matching panelled doors to a pair of wardrobes either side of a marble fireplace, pair of windows to the front.
- ◆ Ensuite shower room with shower cubicle, tiled walls incorporating useful recessed storage space, washbasin with cupboard beneath, WC with concealed cistern.
- ◆ Double bedroom 2 with fitted wardrobe cupboard, cast iron fireplace and sash window to the side.
- ◆ Useful access to a boarded attic space with a fitted loft ladder.
- ◆ Luxuriously appointed bathroom comprising of panelled bath with separate drench shower head above, tiled walls with 2 useful tiled recesses, painted cast iron fireplace surround, washbasin with cupboard beneath, low level WC, tiled floor, fitted towel rail and attractive panelled walls.
- ◆ Staircase leads to second floor and double bedroom 3 which is also an ideal office with 2 windows to the rear an access to eaves storage.

Outside

- ◆ Access from the dining room leads to a courtyard garden which is arranged on 2 levels.
- ◆ Immediately outside the back door is an ideal play area currently with artificial lawn and access into a brick built sizable shed, steps to the side lead to a raised level area ideal for seating and BBQ, mature holly tree for privacy and retractable outside washing line.
- ◆ **To the front of the property:** The house is set back from Mountfield Road, with wrought iron gate and a mature shrubs including a Camelia
- ◆ Permit parking available zone B.

Location

Highly sought after central location Mountfield gives access into Calverley Grounds and is also within walking distance to Grove Park, Claremont Primary School, the High Street with its cages' independent shops and to the famous Pantiles. Tunbridge Wells station with it fast a regular service into London and the coast is 0.2 miles away.

Practicalities

- ◆ Council Tax Band D
- ◆ Comprehensively refurbished and remodelled over the past 3 years to include, central heating system, new bathrooms, kitchen and decorated throughout.
- ◆ Planning permission for rear extension, reference 22/03071/FULL

Viewing

Strictly by appointment only through sole agents Sumner Pridham 018920516615 info@sumnerpridham.co.uk

