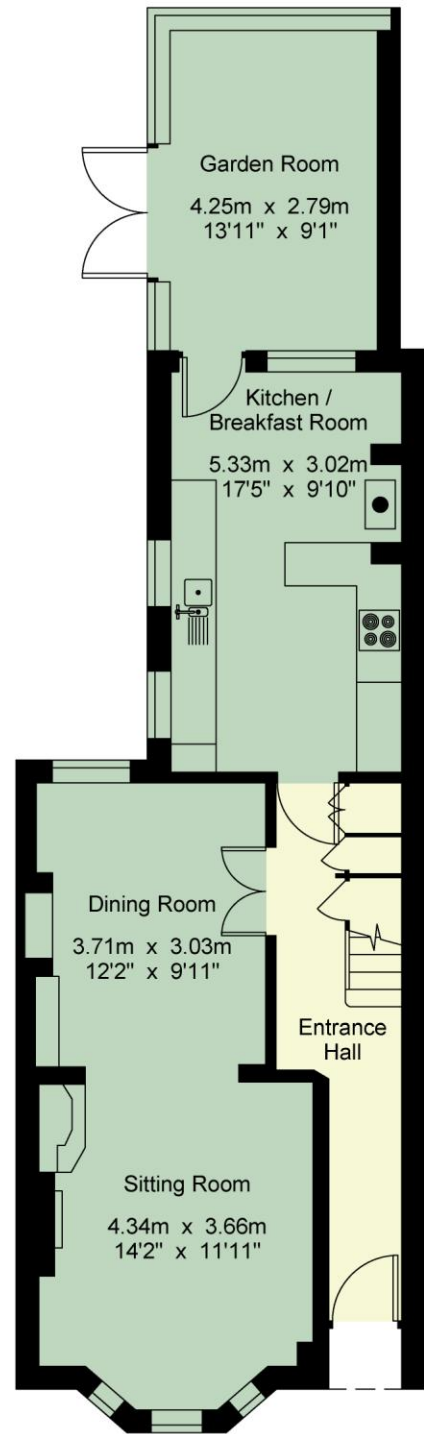
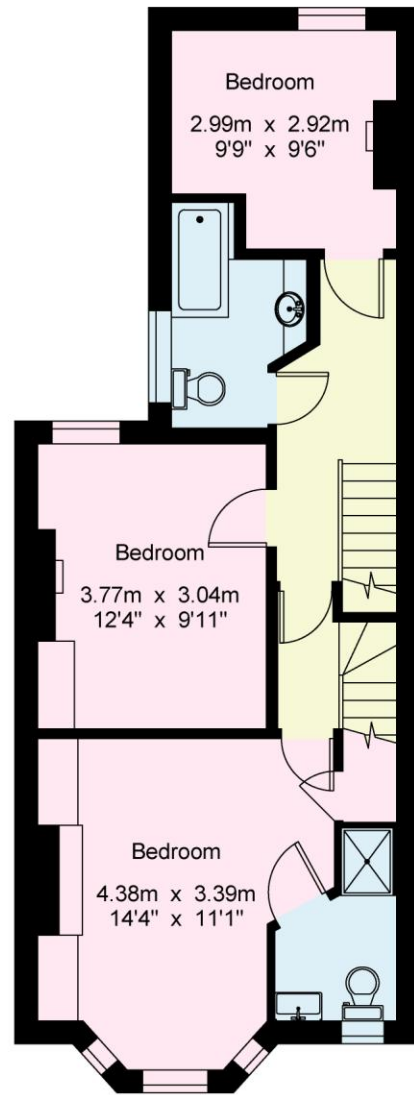




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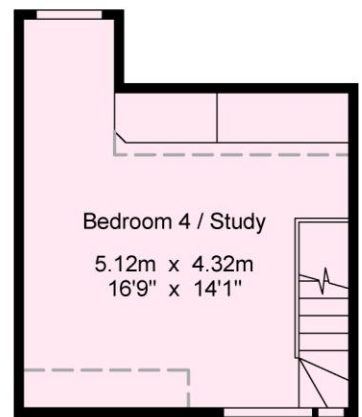
Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

--- Restricted Height



Second Floor

Eaves Access



15 St James' Park

House - Gross Internal Area : 139.8 sq.m (1504 sq.ft.)

29 Vale Road
Tunbridge Wells
Kent
TN1 1BS

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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.



15 St James Park

Tunbridge Wells, TN1 2LG

SUMNER PRIDHAM

A quietly located 4-Bedroom halls adjoining family house backing on to allotments and ideally suited to buyers wishing accessibility to a mainline station (1 mile), and to be within walking distance of St. James Primary School.

Covered Porch, Hall, Sitting/Dining Room, Kitchen/Breakfast Room, Conservatory, Principal Bedroom, Ensuite Shower Room, 3 further Bedrooms, Family Bathroom, Gas Fired Central Heating, Double Glazed Windows, Off-road Parking to the front, side access to Rear Garden.

Guide price £750,000 - £775,000 Freehold





Property Description

- ◆ A spacious 4-bedroomed semi-detached character house.
- ◆ Quiet cul-de-sac location in favoured St. James' Park.
- ◆ Good sized garden backing on to allotments.
- ◆ Significant advantage of having off-road parking.
- ◆ Recessed covered porch, front door with stained glass leadlight panel.
- ◆ Hall with period staircase with purpose built storage cupboards beneath, pull out shoe cupboard, exposed and polished floorboards.
- ◆ Pair of doors lead to a combined sitting/dining room with exposed polished floorboards, bay window to the front, working fireplace with cast iron and tiled inset, attractive limed oak display storage cupboards to side.
- ◆ Dining area features a floor to ceiling original cupboard.
- ◆ Attractive fitted kitchen/breakfast room with excellent range of Quartz worktops with inset one and a half sink, AEG induction hob with stainless steel splashback, and AEG extractor above.
- ◆ Comprehensive range of cupboards and drawers including a pull out pantry cupboard, plumbing for washing machine.
- ◆ Breakfast area is spacious enough for a table and chairs and features a delightful early range cooker in a former chimney



breast recess.

- ◆ Well-proportioned conservatory with herringbone brick floor, pair of doors leading out to the garden.
- ◆ Staircase to first floor landing with inner door giving access to second floor and door to principal bedroom.
- ◆ Principal bedroom features an attractive bay to the front with fitted shutters and wall to wall fitted wardrobe cupboards and drawers, pine door to an airing cupboard.
- ◆ Ensuite shower room with shower cubicle, low level WC, washbasin with cupboard beneath window to front and tiled floor.
- ◆ Bedroom 2 has a sash window to the rear, fitted wardrobe cupboard and attractive painted fireplace.
- ◆ Bedroom 3, sash window with views over the rear garden and a period painted fireplace surround.
- ◆ The family bathroom was refitted in 2023 and comprises of a panelled bath with drench and handheld showers, washbasin with cupboards beneath, low level WC, tiled floor, chrome towel radiator and window.
- ◆ Staircase leads to second floor bedroom 4/study which enjoys a dual aspect and has eaves storage cupboards.

Outside

- ◆ One of the features of this property is its large garden which backs on to allotments, laid mainly to lawn with mature shrubs including Rhododendron, path leads to the far end where there is a sun terrace with BBQ area, and garden shed.
- ◆ The property has the significant advantage of off-road parking to the front with a driveway laid with permeable herringbone brick and a gate to the side of the house giving access to the rear garden.

Location

- ◆ St James' Park is a sought after location accessible to Hilbert and Grosvenor recreation ground, mainline stations at Tunbridge Wells or High Broom are both 1 mile away and St James Primary school is within walking distance (0.5 miles).

Viewing

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

