



11 Beech Street

Tunbridge Wells, TN1 2RU

SUMNER PRIDHAM

A surprisingly spacious modernised Victorian terraced house conveniently located within walking distance to popular Camden Road with its independent shops and restaurants and within 0.6 miles of the mainline station. The house benefits from good sized rooms with accommodation mainly over 2 floors plus a useful basement room.

Hall, Cloak/Shower Room, fitted Kitchen, 2 Reception Rooms, 2 Bedrooms, First Floor Bathroom, Basement Room (potential office), Attic Room, Gas Fired Central Heating, Double Glazed Windows, Garden.

Guide price £395,000 Freehold

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House - Gross Internal Area : 115.7 sq.m (1245 sq.ft.)

Approx. Garden Dimensions : 8.40m (27'6") x 3.84.Xm (12'7")

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	77 C
39-54	E		
21-38	F		
1-20	G		



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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.



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Property Description

- ◆ Surprisingly spacious Victorian terraced house.
- ◆ Generous sized rooms with the convenience of both a downstairs cloaks/shower room and first floor bathroom.
- ◆ Popular and convenient location within walking distance to shops, restaurants, and the mainline station 0.6 miles distant.
- ◆ Spacious sitting room with pretty Victorian fireplace, shelving in recesses either side with matching cupboards beneath, coved ceiling. (*Agents note:* the main front door led into this room, but it is no longer in use as there is easy access to the side of the property).
- ◆ Inner hall with staircase to the first floor.
- ◆ Dining room with sash window to the rear, coved ceiling.
- ◆ Door down to a useful good sized basement room with window, potential office space.
- ◆ Access also from the dining room also leads to a well fitted kitchen with extensive worktops either side, stainless steel sink and drainer beneath the window, plumbing for washing machine and dishwasher plus space for larder freezer and tall fridge freezer.



- ◆ Fitted gas hob with electric double oven beneath, stainless steel extractor above, comprehensive range of cupboards and drawers, tiled splash back and matching cupboard housing gas fired boiler providing central heating and domestic hot water installed in 2019.
- ◆ Door to rear hall where there is the main front door, coat hanging rail.
- ◆ Cloak/shower room with large shower cubicle, low level WC, pedestal washbasin and window to rear.
- ◆ Staircase leading to first floor landing with double bedroom to the rear of the property with window and good sized storage cupboard, coved ceiling and recessed lights, door to an ensuite.
- ◆ Ensuite bathroom, panelled bath with shower attachment, 2 skylights, pedestal washbasin, and low level WC.
- ◆ Double bedroom to the front with window, understairs storage area and access an attic room with skylight and eaves storage cupboards.

Outside

- ◆ To the rear of the property there is an enclosed garden with astro turf and fenced boundaries.
- ◆ The adjacent property has access across the rear garden (*Agents note:* the vendor reports that this has rarely been used)

Location

- ◆ Within easy walking distance to the popular Camden Road with its independent shops, cafes and restaurants.
- ◆ Easy walking distance to the Victoria Shopping Centre (0.2 miles) and on to the mainline station and lower high street (0.6 miles).
- ◆ Hilbert and Grosvenor Recreation ground with its children's playgrounds, coffee shop, bowls green and extensive grounds 0.3 miles distant.

Viewing

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

