

23 Edward Street, Southborough, Tunbridge Wells





CLEAN Plus

- 1. Auto Drain off
- 2. Rinse off
- 3. Cotton Standard off
- 4. Cotton Standard off
- 5. Cotton Standard off
- 6. Synthetics off

TIME ZONE

- 1. 15 min
- 2. 30 min
- 3. 45 min
- 4. 1h
- 5. 1h 15 min
- 6. 1h 30 min
- 7. 1h 45 min
- 8. 2h
- 9. 2h 15 min
- 10. 2h 30 min
- 11. 2h 45 min
- 12. 3h
- 13. 3h 15 min
- 14. 3h 30 min
- 15. 3h 45 min
- 16. 4h
- 17. 4h 15 min
- 18. 4h 30 min
- 19. 4h 45 min
- 20. 5h

SPECIALS

- 11. Auto stop off
- 12. Stop off
- 13. Stop off
- 14. Stop off
- 15. Stop off
- 16. Stop off
- 17. Stop off
- 18. Stop off
- 19. Stop off
- 20. Stop off

Hotpoint



23 Edward Street, Southborough, Tunbridge Wells TN4 0EZ

Pretty period 2-bedroom house in popular location

Accommodation Summary

- Mid-terrace Victorian house
 - 2 bedrooms
 - Living room
 - Dining room
 - Kitchen
 - Bathroom
 - East facing garden
 - Sought after location
 - Close to popular schools
- Walking distance of mainline station



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This fantastic home is on a popular residential street only a short walk from first class schools, high street shops and the mainline station.

Set back from the road by a low wall with railings above and planting behind, this home's painted brick exterior contrasts beautifully with its crisp white windows.

The entrance door opens into the living room, which is flooded with light from its shuttered front window. It is a welcoming space, its neutral décor contrasting beautifully with an exposed brick chimney breast and wooden flooring. A wood burning stove adds character and warmth to the room in the colder months.

Behind is the spacious dining room, with another large, shuttered window brightening dining experiences, and with an under stair cupboard to keep the space clutter free.

To the rear is the stylish kitchen, conveniently placed next door to the dining room. White cabinetry contrasts with the black work surfaces and the contemporary tiled splashback. It has an integrated oven with 4 ring hob above and the sink is cleverly placed under window. There is plenty of space for freestanding appliances and a part glazed door gives garden access.



Climbing the stairs to the first floor the principal bedroom is on your left. It extends the width of the house, and its shuttered window and graceful proportions give a very tranquil feeling. It also benefits from two fitted wardrobes.

The second bedroom is also a good-sized double brightened by its window overlooking the garden.

At the rear is the modern bathroom with a separate shower cubicle and bath, contemporary fittings, and a vanity unit with a wash hand basin over and storage below.

Outside is an enclosed garden which is fully paved making it wonderfully low maintenance. Wooden sleeper enclosed flower beds add interest and colour and there is a wooden shed for storage and a back gate for bin access.

This fantastic home offers a well-designed and stylish interior that has sympathetically transformed a Victorian property into a sophisticated contemporary home. A must see!



Living Room: front aspect double glazed window with tier-on-tier shutters, wood burning stove, tiled hearth, exposed brick chimney breast, fitted low level cupboard housing fuse box and electricity meter, wooden flooring, radiator.

Dining Room: rear aspect double glazed window with shutters, fitted under stair cupboard housing the gas meter, wooden flooring, radiator.

Kitchen: rear aspect double glazed window, rear aspect part opaque glazed door, space and plumbing for slimline dishwasher and washing machine, integrated oven, 4 ring hob, sink with mixer tap and drainer, part wooden paneled wall, wooden effect flooring, radiator.

Bedroom 1: front aspect double glazed window with tier-on-tier shutters, fitted wardrobe with hanging rail and cupboard above, over stair wardrobe with hanging rail and shelf, radiator.



Bedroom 2: rear aspect double glazed window with shutters, ceiling loft access hatch with drop down ladder into part boarded loft housing the boiler, radiator.

Bathroom: rear aspect opaque double glazed window, low level WC, vanity unit with drawers and cupboard, hand wash hand basin with mixer tap over, panel enclosed bath with mixer tap, hand held shower attachment, shower cubicle with rainwater shower head and hand held shower attachment, heated towel rail, tiled flooring with underfloor heating.

General:

Tenure: Freehold

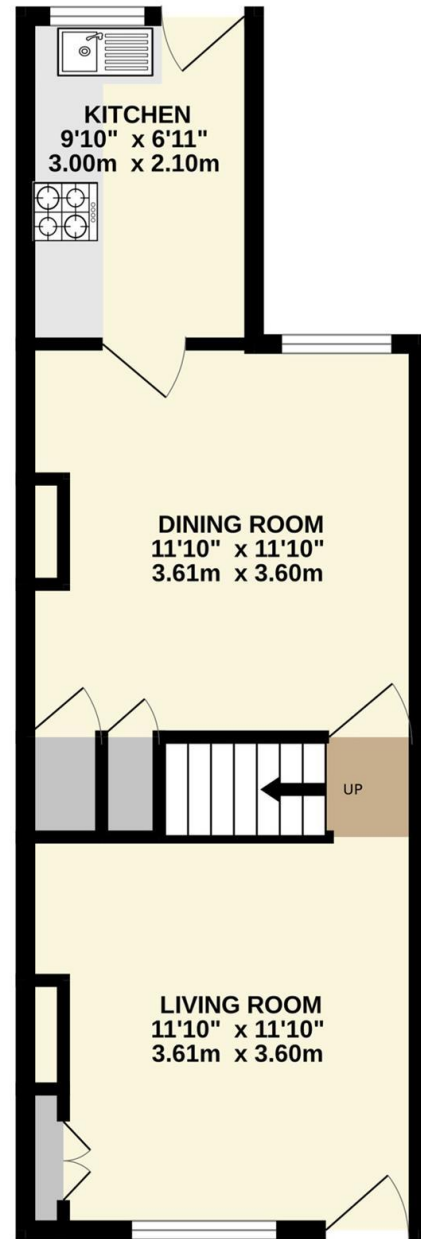
Local authority: Tunbridge Wells Borough Council

Council tax: Band C (£1,989.00)

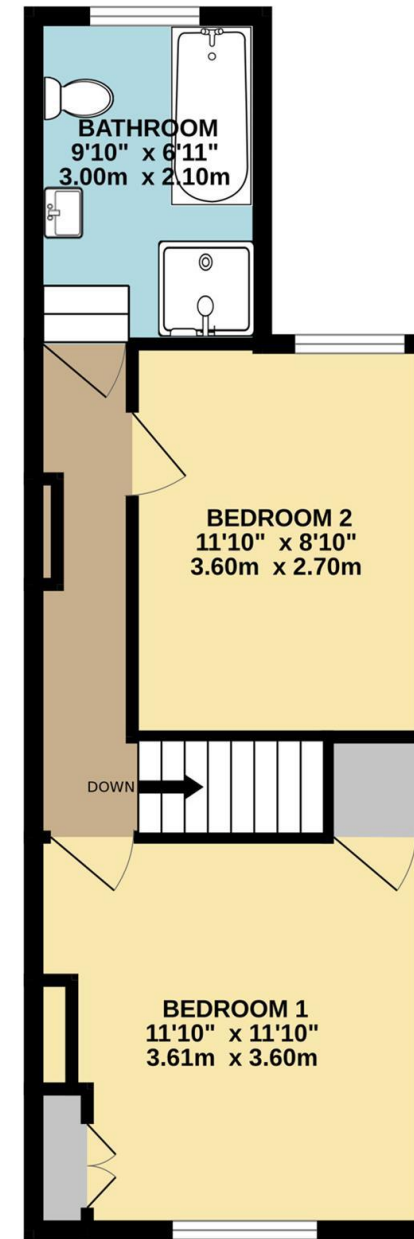
EPC: D (68)



GROUND FLOOR
383 sq.ft. (35.6 sq.m.) approx.



1ST FLOOR
383 sq.ft. (35.6 sq.m.) approx.



APPROX TOTAL AREA 71.2 SQ.M / 766 SQ.FT

TOTAL FLOOR AREA : 766 sq.ft. (71.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Area Information: Southborough, Tunbridge Wells, Kent

Southborough lies just a couple of miles north outside the historic spa town of Tunbridge Wells with its big retail names and its Georgian colonnade, the Pantiles, offering a vibrant café culture. It also sits just south of Tonbridge, with the A26 passing through it offering easy access to the A21 which leads to the M25. Southborough Hub with its new medical centre, library, theatre/hall, coffee shop, community rooms, and town council offices, together with retail space is within walking distance of the property. The Yew Tree and Ridgeway Playing Fields are also close by, with open green spaces for walking and recreational sport. There are also allotments either side of the fields allowing you to grow your own fruit and vegetables on your doorstep. Southborough Common, situated towards the property's end of the village, is a conservation area where cricket has been played for more than 200 years. If you're a runner, dog owner or casual walker, the woodland area of the Southborough Common, nestled behind St. Peters Church, is a very beautiful space. Ancient and young trees slope down to a stream with access to Holden Pond and Bidborough and Speldhurst villages beyond. Excellent secondary, independent, preparatory, and private schools can be found in both Tunbridge Wells and Tonbridge, while Southborough and Bidborough have their very own primary schools. The property is also within the catchment areas for the 6 highly regarded and sought-after Tunbridge Wells and Tonbridge Grammar Schools. Southborough enjoys many local independent shops with an award-winning hairdresser, The Gallery, and restaurant Tallow, which has just been named The Good Food Guide's Best UK Local Restaurant 2023 both are a short walk away. With additional convenience stores, a baker, a butcher, and pubs such as The Hand & Sceptre and The Imperial nearby, all your local needs are met. The nearest mainline station to the property is at High Brooms, which has parking, with fast and frequent train services to London Waterloo East, Charing Cross, London Bridge, and Canon Street. The train line at Tonbridge Station is 2.7 miles away and with two lines passing through, it provides on average 34 trains a day from Tonbridge to London Bridge in as little as 40-minute journeys. There is also a luxury coach service, which drops up and collects nearby, straight to Canary Wharf, the city, Embankment, and other central London destinations. It is half the cost of rail travel enabling you to slumber or work using its Wi-Fi connectivity as you travel.



