

19 Vale Road, Southborough, Tunbridge Wells









# 19 Vale Road, Southborough, Tunbridge Wells TN4 0QH

*Period 3-bedroom house in popular location with development opportunities*

## Accommodation Summary

- DEVELOPMENT OPPORTUNITY
- Semi-detached house (Victorian)
  - 3 double bedrooms
  - Living room
  - Dining room
  - Kitchen
- Garden room and South facing garden
  - Bathroom
  - Cellar
  - Chain free



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**DEVELOPMENT OPPORTUNITY** This charming Victorian house is superbly located with a host of popular schools, local shops, and transport links on its doorstep. Being a stone's throw from Southborough Common, it also enjoys woodland walks and open farmland, in a peaceful area of outstanding natural beauty.

A smart period brick exterior with a partially glazed covered entrance door welcomes you in.

First on the left is the spacious living room with wooden effect flooring, a high ceiling and period detail. Light pours into the room from the front bay window, its fireplace with granite surround and hearth adding character.

The dining room behind, linked seamlessly by the same wooden effect flooring, is conveniently placed next to the kitchen and is perfect for family dining and entertaining. It is brightened by a large window and there is a fireplace providing warmth in the colder months and fitted alcove cabinetry.

Next door the wide galley kitchen, with access down to the cellar, has a window above the sink, plenty of countertop space, room for appliances and ample eye and base level units for storage.

At the rear is a part glazed garden room with access into the garden. Its proximity to the kitchen gives you opportunities to remodel and incorporate the space into the kitchen, to give an eat in option. Alternatively, it would make a useful home office or even a children's playroom.

Climbing the stairs to the first floor, there are three double bedrooms and a shower room.

The principal bedroom, with a period fireplace and fitted cupboard, stretches the width of the house offering gracious proportions.

Outside there is a sunny south facing rear garden that is accessed either from the street or directly from the garden room. It is peaceful and secluded, with a paved terrace near the house, an area of lawn, and two wooden sheds for storage. It is safely enclosed with mature planting at the borders.

This fantastic home is a short walk from first class grammar schools and excellent travel links making it perfect for families with professional needs. It is also a dream project to create your own vision and add value in the future. A must see!





**Living Room:** front aspect double glazed bay window, fireplace with granite surround and hearth and painted mantelpiece, wooden effect flooring, radiator.

**Dining Room:** rear aspect double glazed window, fireplace with tile effect surround, painted mantelpiece and electric fire, fitted alcove cupboards, wooden effect flooring, radiator.

**Kitchen:** side aspect double glazed window, space and plumbing for appliances, stainless steel sink with drainer and mixer tap, space for oven, extractor, eye and based level cupboards, wooden effect countertops, tiled splash back, tiled flooring.

**Garden Room:** side and rear aspect windows, side aspect part glazed door, block brick flooring.

**Cellar:** side aspect window, housing for meters.

**Bedroom 1:** front aspect double glazed windows, period fireplace, fitted alcove cupboard with shelves, wooden flooring, radiator.



**Bedroom 2:** rear aspect double glazed window, vanity unit with wash hand basin over and cupboard under, radiator.

**Bedroom 3:** rear aspect double glazed window, ceiling loft access hatch, radiator.

**Bathroom:** side aspect opaque double glazed window, walk in shower enclosure with wall mounted shower attachment, pedestal wash hand basin, low level WC, tile effect flooring, radiator.

#### **General:**

Tenure: Freehold

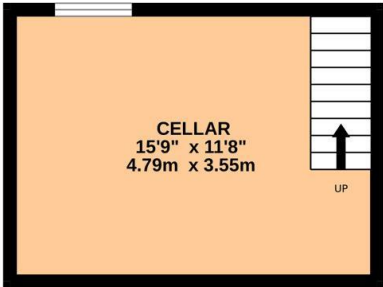
Local authority: Tunbridge Wells Borough Council

Council tax: Band D (£2,238.00)

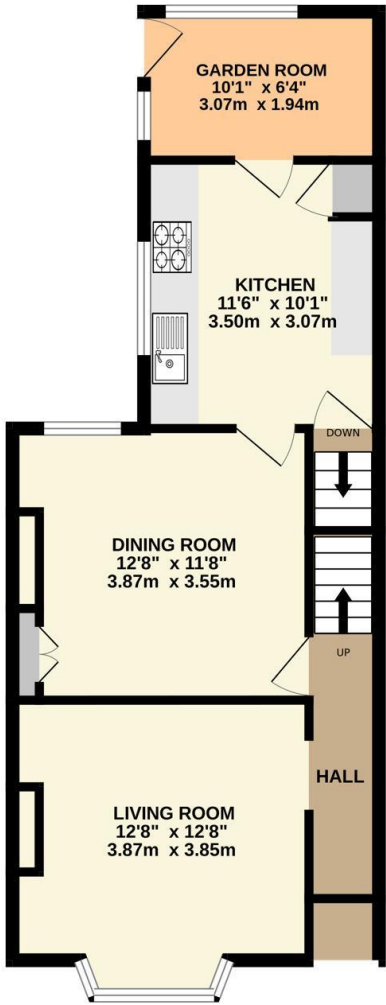
EPC: E (39)



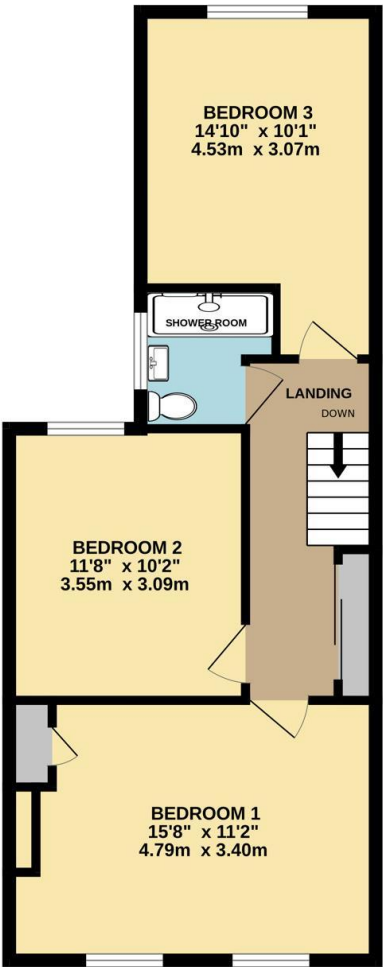
LOWER GROUND FLOOR  
183 sq.ft. (17.0 sq.m.) approx.



GROUND FLOOR  
546 sq.ft. (50.7 sq.m.) approx.



1ST FLOOR  
538 sq.ft. (49.9 sq.m.) approx.



TOTAL FLOOR AREA : 1266 sq.ft. (117.7 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) <b>A</b>                          |           | <b>79</b>                  |
| (81-91) <b>B</b>                            |           |                            |
| (69-80) <b>C</b>                            |           |                            |
| (55-68) <b>D</b>                            |           |                            |
| (39-54) <b>E</b>                            |           |                            |
| (21-38) <b>F</b>                            | <b>39</b> |                            |
| (1-20) <b>G</b>                             |           |                            |
| Not energy efficient - higher running costs |           |                            |
| England & Wales                             |           | EU Directive<br>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, near to the property, is a conservation area where cricket has been played for more than 200 years. If you're a runner, dog owner or casual walker, opposite the property 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 hairdressers, 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 1.8 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 near to the property 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.



