

Claremont Road

Tunbridge Wells



A fine terraced family home situated in the heart of the ‘village’ area of Tunbridge Wells.

Tunbridge Wells Station (London Bridge from 42 minutes) 0.3 of a mile, High Street 0.2 of a mile,
Pantiles 0.3 of a mile (All times and distances are approximate)



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Summary of accommodation

Main House

Ground Floor: Entrance hall | Sitting room | Dining room | Kitchen | Bathroom

First Floor: Three bedrooms | Family bathroom

Second Floor: Separate w.c.

Garden and Grounds

Paved Rear Garden





Situation

(Distances and times are approximate)



Within easy reach of shops, boutiques and restaurants on the High Street and Pantiles.



The property is ideally located for the ever-popular Claremont Primary School with its very small catchment area.



Lots of open green space at neighbouring park, The Grove.



Situated just 0.3 of a mile from the mainline station.





Claremont Road

The house offers well-proportioned accommodation arranged over three storeys with a wealth of period charm throughout, including ornate fireplaces, high ceilings and sash windows.

A welcoming entrance hall on the ground floor leads into a wonderful sitting room at the front of the house. There is a separate dining room, leading through to the kitchen at the rear of the house, with access out to the garden. The kitchen itself comprises a range of neutral wall and base units with space for a number of appliances. Also to note on this level is a stylish bathroom and an external store room and w.c.

There are three bedrooms on the first floor with one leading through to another good-sized bathroom with separate bath and shower.

Stairs lead up to a separate w.c. on the second floor.





Gardens and Grounds

The paved rear garden offers an ideal backdrop for al fresco dining and entertaining.

On-street permit parking available.

Property Information

Tenure: Freehold

Services: Mains water, electricity and drainage.
Gas-fired central heating

Local Authority: Tunbridge Wells Borough Council

Council Tax: Band E

EPC: C

Postcode: TN1 1TH

Directions: From our office on the High Street, proceed up Warwick Road and continue straight ahead onto Little Mount Sion. At the T-Junction, turn left onto Claremont Road where Number 64 will be found on the left hand side.

Viewings: All viewings strictly by appointment only through the vendor's selling agents,
Knight Frank LLP.

**Approximate Gross Internal Floor Area
(Including Outbuildings)**

115.6 sq.m / 1244 sq.ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated June 2025. Photographs and videos dated May 2025.

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