



2 Thomas Street, Tunbridge Wells, Kent, TN4 9RN

Guide Price £340,000 Freehold

When experience counts...

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**bracketts**

The property occupies a corner location within the popular St Johns area of town set within a few hundred yards of extensive local amenities which include supermarkets, pubs, eateries and bus services and is about half a mile to the north of the town centre. The property itself is a late Victorian semi-detached house of considerable potential requiring comprehensive updating and modernisations throughout and accommodation current configured to the ground floor entrance lobby and staircase up, sitting room with twin aspects, electric consumer unit to one corner, dining room, windows to side, understairs store cupboard and access to a kitchen with elderly units, door and window to side. Upstairs is a modest landing and two double bedrooms and a bathroom with an elderly coloured suite and a window to the rear. Outside, and subject to the necessary local authority consent, there is a prospect of creating off-road parking. The rear garden requires cultivation and attention and offers a good size space with potential.

- Offered to sale chain free
- Victorian semi-detached house
- Requiring comprehensive updating
- Favoured St Johns area
- 2 double bedrooms
- 2 reception rooms
- Considerable potential





## LOCATION:

Tunbridge Wells attracts many Londoners, ex pats, and up / down sizers for multiple reasons, not least because the proximity to London for commuters, but especially due to the vast array of good schools for all ages. The Grammar schools are a particular pull to the area, with two boys' grammars and one girls' grammar. Many of the primary schools are Ofsted outstanding and there is also a good range of independent schooling available.

Tunbridge Wells has a plethora of open spaces provided by a multitude of parks, including the best known, Dunorlan Park, with its popular boating lake and elegant vistas. Tunbridge Wells Common provides another excellent town centre vista with some landmark views of the area and its own distinctive benches. To the south of the town centre lies the famous Pantiles with elegant colonnades and often hosting fairs and festivals.

For the sporting enthusiasts, there is a host of amenities including the sports centre with its large pool and indoor courts, whilst outdoor courts are available in several of the parks. There are golf, tennis and cricket clubs in the area.

The town offers two stations on Network South East, with fast trains from both Tunbridge Wells and High Brooms. Access to the A21 lies just to the east of town providing useful motorway connections.

**Additional Information:** Council Tax Band: C

**Agents Note:** We understand from the Seller that amongst other improvements the property was subject to underpinning repairs to the front elevation in the early 1990s. This is the extent of our information.

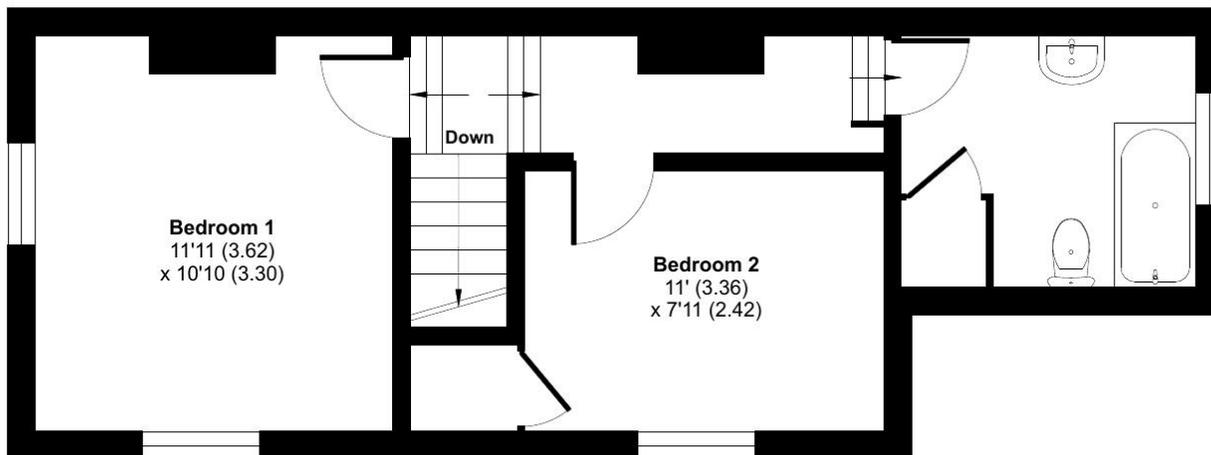


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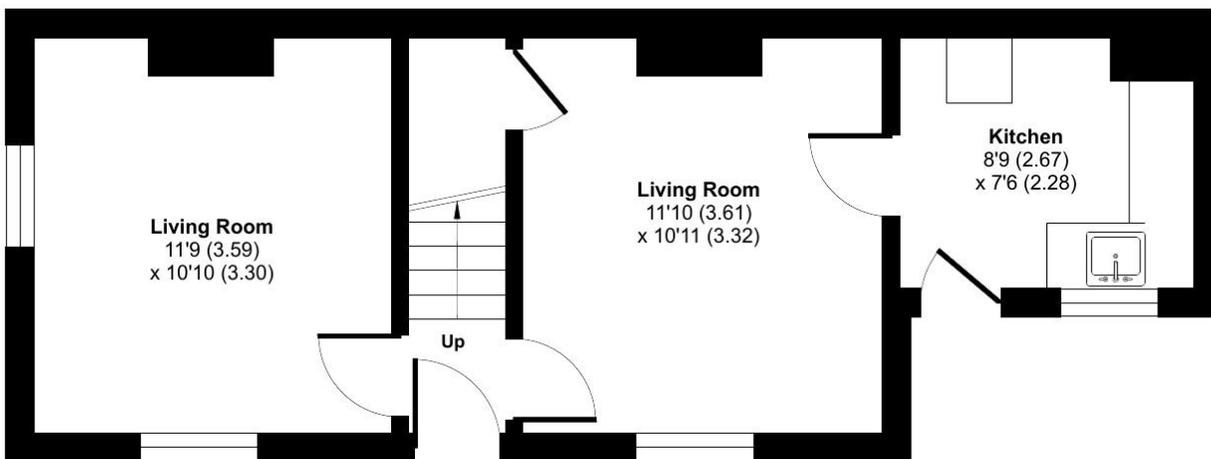
# Thomas Street, Tunbridge Wells, TN4

Approximate Area = 752 sq ft / 69.8 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Bracketts llp. REF: 1295100

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		85
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	