



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- One-Bedroom Terraced House
- Prime Southside Tunbridge Wells Location
- Immaculately Presented Throughout
- Private Rear Garden
- On-Street Parking
- Energy Efficiency Rating: D

**Frant Road, Tunbridge Wells**

**OFFERS IN EXCESS OF £350,000**

[woodandpilcher.co.uk](http://woodandpilcher.co.uk)



### 43 Frant Road, Tunbridge Wells, TN2 5LE

In an area dominated by larger, more expensive homes and leasehold flats, this is a rare opportunity to own a freehold Victorian terraced house - for around the price of a typical two-bedroom flat. Don't be fooled by the "one bedroom" label. This charming home offers more than meets the eye, with a 136sqft attic room providing valuable extra space.

The current owners have created a minimalist and well-cared-for space that feels both homely and quietly refined. Step outside, and within moments you could be catching a train to London or the South Coast, enjoying coffee on the iconic Pantiles, browsing the boutiques of the old High Street, or ticking off the weekly shop - all within walking distance.

It's a special home in a brilliant location. With wide appeal, we recommend arranging an early viewing.

#### LIVING ROOM:

Entrance is immediately into this bright living room with white walls and wood-effect flooring, creating a neutral backdrop that suits a variety of interior styles. A traditional brick fireplace serves as a focal point, complemented by a sleek white mantel. Built-in shelving and cabinetry provide practical storage and display space. A large double glazed sash window with plantation shutters provides privacy. The room is well-proportioned, offering ample space for comfortable seating arrangements.

#### DINING ROOM:

This versatile dining room offers a bright and well-proportioned space, perfect for multiple uses. Featuring wood-effect flooring, neutral décor, and a large window with views of the garden. Positioned between the living room and kitchen, it benefits from a semi-open-plan layout, making it ideal for entertaining. The room also includes a built-in under-stairs storage area.

#### KITCHEN:

This contemporary galley kitchen features sleek cream cabinetry with modern handles and wood-effect worktops, neutral floor tiling and simple cream-style splashbacks, for a clean finish. Integrated appliances include an oven, electric hob, extractor fan, and space for a dishwasher and washing machine. The layout provides ample storage and generous worktop space on both sides. Large windows on both ends of the room complete the modern look. A back door provides direct access to the garden, making this a practical and inviting hub of the home.

#### BEDROOM:

This generously sized double bedroom is light and peaceful. The room is decorated in a neutral palette with soft carpeting. A large double glazed sash window with plantation shutters allows for adjustable natural light while maintaining privacy. The room also benefits from a feature fireplace adding charm and character, and there's ample space for wardrobes and bedside storage. Its clean and simple finish makes it easy to personalise.



**BATHROOM:**

This contemporary bathroom is finished in a clean white palette. It features a full-size bathtub with a glass screen and overhead shower attachment, a modern basin with vanity storage sits below an illuminated mirror, a low-level WC, ladder-style heated towel rail, and light-toned wood-effect flooring. Large, shuttered windows flood the room with natural light while maintaining privacy.

**ATTIC ROOM:**

This converted attic room features natural décor, a Velux window and carpeted flooring, and offers a flexible additional storage space, an ideal setting for a home office, dressing room, hobby area or occasional guest room.

**OUTSIDE REAR:**

This private rear garden offers a good-sized, enclosed outdoor space with a level lawn, ideal for both relaxing and entertaining. The space benefits from sunshine throughout the day, making it a practical and appealing extension of the home. There is a shed/workshop situated at the rear of the garden which features power and lighting.

**PARKING:**

Parking is on road.

**SITUATION:**

The property is located on Frant Road, on the south side of Tunbridge Wells town centre, offering excellent access to the Pantiles, the Old High Street, and the mainline railway station.

Tunbridge Wells is well-regarded for its blend of retail, social and educational facilities, including two theatres, a wide selection of independent shops, and numerous restaurants, cafés, sports, and social clubs.

Frant Road places you within easy reach of the town's vibrant mix of independent retailers, eateries and bars stretching from the Pantiles to Mount Pleasant, while still being conveniently close to the larger stores at Royal Victoria Place and Calverley Road.

The nearby railway station offers fast and frequent services to London and the South Coast, making this an ideal location for both commuters and those seeking easy travel connections.

**TENURE:**

Freehold

**COUNCIL TAX BAND:**

C

**VIEWING:**

By appointment with Wood & Pilcher 01892 511211

**ADDITIONAL INFORMATION:**

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England - [www.gov.uk](http://www.gov.uk)

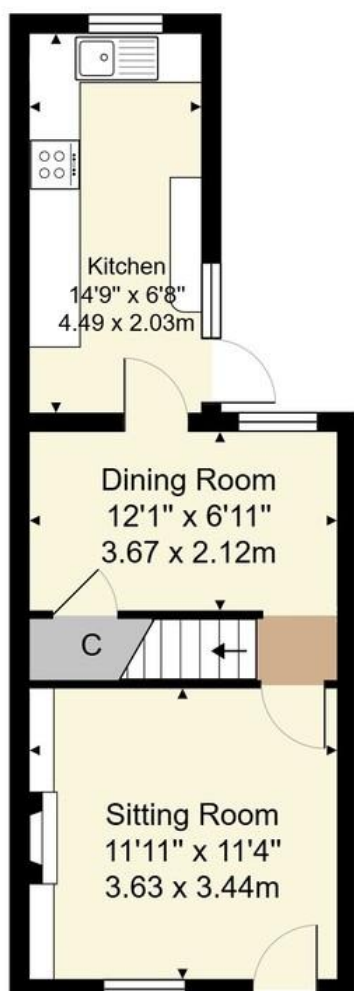
Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Fired Central Heating

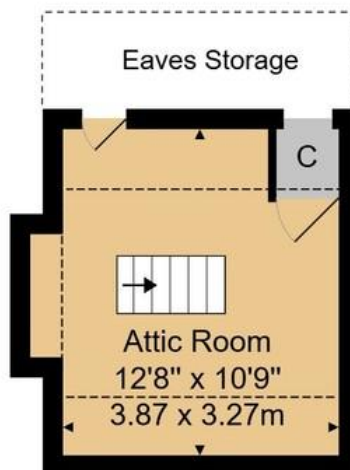




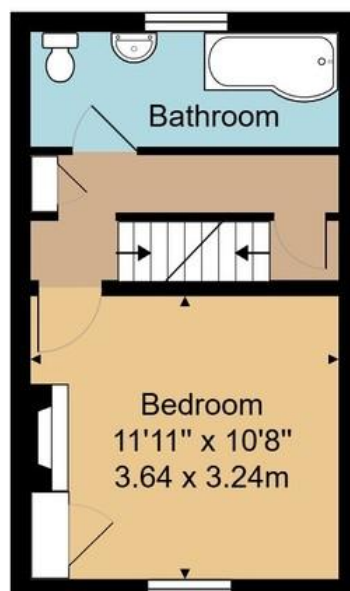
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



**Ground Floor**



**Second Floor**



**First Floor**

**Approx. Gross Internal Area 755 ft<sup>2</sup> ... 70.1 m<sup>2</sup>**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Wood & Pilcher, their clients and any joint agents give notice that: They have no authority to make or give any representations or warranties in relation to the property. Any statements on which a purchaser or Tenant wishes to rely must be checked through their Solicitors or Conveyancers. These Particulars do not form part of any offer or contract and must be independently verified. The text, photographs and floor plans are for guidance only and are not necessarily comprehensive, please also note that not everything in the photographs may be included in the sale. It should not be assumed that the property has necessary planning, Building Regulations or other consents. We have not tested any appliances, services, facilities or equipment and Purchasers or Tenants must satisfy themselves as to their adequacy and condition. We have not investigated the Title, or their existence of any Covenants or other legal matters which may affect the property.

Heathfield 01435 862211  
 Crowborough 01892 665666  
 Southborough 01892 511311  
 Tunbridge Wells 01892 511211  
 Letting & Management 01892 528888  
 Associate London Office 02070 791568

