

PRINCES STREET  
TUNBRIDGE WELLS - £700,000





# 10 Princes Street

Tunbridge Wells, TN2 4SL

**Entrance Lobby - Lounge With Open Fireplace - Dining Room With Cast Iron Solid Fuel Burner - Cellar Area - Kitchen With Door To Garden - Bathroom - Separate WC - First Floor Landing - Three Bedrooms - Front Garden - Private, Southerly Facing Rear Garden**

Offered as top of chain and located on one of Tunbridge Wells' premier residential roads, a three bedroom semi detached period property requiring modernisation and refurbishment throughout but ripe with potential for further extension and development, subject to the necessary permissions being obtainable. The property has good room sizes throughout and a pleasingly private, southerly facing garden. There is also a large and accessible cellar area. The property is well located to access both town and a number of highly regarded schools in the immediate area.

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Access is via a partially glazed, double glazed door with an inset opaque double glazed panel leading to:

## **ENTRANCE LOBBY:**

Carpeted, stairs to the first floor, door leading to:

## **LOUNGE:**

Of an excellent size and with ample room for lounge furniture and entertaining. Fitted carpet, radiator, comicing, various media points. Open fireplace with Yorkstone surround and mantle and with a fitted shelf to one side of the chimney breast. Double glazed windows to the front.

## **DINING ROOM:**

Of a good size and with space for dining table, chairs and other furniture, fitted carpet, radiator. Cast iron solid fuel burner inset to a fireplace with a stone hearth and a wooden mantle and with fitted cupboards and shelving to one side of the chimney breast and further areas of wood panelling. Double glazed window to the rear and a Georgian style partially glazed door leading to the kitchen. Steps down leading to:

## **CELLAR AREA:**

Of a good size offering additional storage space and room for white goods. There are areas of fitted shelving, a window to the front and an additional (original) larger area. We consider this has excellent potential for further refurbishment and modernisation or the creation of a new living space, subject to permissions being obtainable - as neighbours have done.





**KITCHEN:**

A contemporary styled kitchen with a range of high gloss white wall and base units and a complementary work surface. Inset single bowl ceramic sink with mixer tap over. Space for an electric oven with feature splashback and extractor hood over. Space for washing machine/dishwasher. Good general storage space. Wood effect flooring, recently fitted wall mounted 'Worcester' boiler inset to a cupboard, inset spotlights to the ceiling. Double glazed windows to the side with fitted blind and a partially glazed double glazed door to the rear garden. Solid door leading through to:

**BATHROOM:**

Panelled bath with taps over, pedestal wash hand basin. Wood effect flooring, tiled walls, areas of sloping ceiling, wall mounted towel radiator, inset spotlights to the ceiling. Opaque double glazed window to the rear.

**WC:**

Wood effect flooring, low level WC, tiled walls, radiator, inset spotlights to the ceiling. Opaque window to the side.

**FIRST FLOOR LANDING:**

Carpeted, door leading to:

**MAIN BEDROOM:**

Of an excellent size and with ample room for a double bed and associated bedroom furniture. Carpeted, radiator, cornicing. Cupboard doors to one side of the original chimney breast leading to a shallow cupboard with areas of fitted shelving. Double glazed windows to the front.

**BEDROOM:**

Carpeted, ample space for a large bed and associated bedroom furniture, radiator. Door to an overstairs cupboard with good general storage space and areas of fitted coat rail and coat hooks. Window to rear. Door leading to:

**BEDROOM:**

Of a good size, carpeted, radiator. Areas of fitted shelving to either side of the original chimney breast. Double glazed window to the rear. Subject to permissions being obtainable we consider there is excellent potential for the separation of the second and third bedrooms via a partitioned walkway.

**OUTSIDE FRONT:**

The front garden has a low maintenance slate bedded area with a selection of grass based shrubs and retaining brick walls. There are steps up to the side of the property. The front door is accessed via the side and there is a gate that leads to the rear gardens.

**OUTSIDE REAR:**

The rear gardens area pleasingly private and are currently arranged with areas of slate chipping to the side and immediate rear of the property with stepping stones and with a number of mature shrub and specimen tree plantings including Acers and Rhododendrons leading toward the rear of the garden. Further areas of raised bedding and a low maintenance patio area with space for garden furniture and for entertaining. There is a further low maintenance area beyond this set to slate chips with further raised beds, further specimen trees, a good area of raised fitted seating and painted brick walls. Detached shed. Further lower maintenance raised seating area to the rear. There is a combination of retaining fencing and mature shrubs and trees offering good screening to the rear.



#### PERMIT PARKING:

All interested parties are requested to liaise directly with Tunbridge Wells Borough Council to confirm the current availability and costs of parking permits for the area.

#### SITUATION:

The property is located on a no through road in a well regarded Tunbridge Wells address located between Camden and Calverley Parks. To this end, it offers excellent access to the upper part of the town with its run of principally multiple retailers and also to the lower part of town and Pantiles area where a good number of independent retailers, restaurants and bars can be found alongside a main line railway station. The property is proximate to several of Tunbridge Wells parks and is well located for access to a number of highly regarded schools in town. The town has a good range of leisure facilities including two theatres and a number of sports and social clubs and two main line railway stations offering fast and frequent services to both London and the South Coast.

#### TENURE:

Freehold

#### COUNCIL TAX BAND:

D

#### 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

#### AGENTS NOTE:

Probate has been applied for at the end of April 2025. Please speak to Wood & Pilcher staff for further information.

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent



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Approx. Gross Internal Area (Incl. Cellar) 1211 sq. ft / 112.5 sq. m

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.