



PROSPECT ROAD
TUNBRIDGE WELLS - £795,000



18 Prospect Road

Tunbridge Wells, TN2 4SQ

Generous Hallway - Cloakroom - Sitting Room With Feature Fireplace & Box Bay Window - Dining Room With Open Fireplace - Spacious Kitchen/Breakfast Room With Range Of Appliances - Spacious First Floor Landing - Four Bedrooms - Family Bathroom - Pretty Front Garden - Landscaped Rear Garden

Located in a popular central setting is this beautifully presented four bedroom terrace property, it is a short walk to the mainline station and shopping area of the town centre as well as the popular Claremont primary school. The spacious family accommodation includes a generous hallway, two reception rooms and an extended open plan living area to the rear opening onto the pretty rear garden, as well as a useful cloakroom on this ground floor. Upstairs there are four bedrooms and family bathroom. There is the potential to turn one of the bedrooms into an en-suite to the master bedroom if required. An early viewing is recommended to take advantage of this family home in a super location.

Pathway to front entrance door into:

HALLWAY:

A generous welcoming hallway with wooden flooring, understairs store cupboard, radiator, stairs to first floor.

CLOAKROOM:

Low level WC, part tiling to walls, tiled flooring, corner wash hand basin with cupboard underneath, extractor fan.

SITTING ROOM:

A beautiful sitting room with a large feature fireplace with gas fire inset, marble hearth and wooden surround, carpet. radiator. Double glazed box bay window to front overlooking the front garden.

DINING ROOM:

A further feature fireplace with an open fire, carpet, radiator. Leading into:



KITCHEN/BREAKFAST ROOM:

A beautifully extended area with the kitchen having a large range of wall, base, and drawer units with complementary granite worktop. Feature island unit. Inset five ring gas hob with extractor hood over, built-in eye level double oven and microwave. Built-in washing machine, dishwasher and fridge/freezer. Inset one and a half bowl sink and drainer with mixer tap. Part tiling to walls, cupboard housing wall mounted gas central heating boiler, downlights. Double glazed doors with side windows leading onto the rear garden and four Velux windows to the roof.

FIRST FLOOR LANDING:

Wooden flooring, loft access with drop down ladder, part boarded with a light, radiator.

MASTER BEDROOM:

A good size double bedroom with double glazed windows to front. Feature fireplace, built-in wardrobe, carpet, radiator.

BEDROOM 2:

A further double bedroom with double glazed window to rear. Built-in wardrobe, carpet, radiator. Feature fireplace.

BEDROOM 3:

Built-in store cupboard, double glazed window to rear, carpet, radiator.

BEDROOM 4:

Currently being used as a study but could also be changed into an en-suite to the master bedroom, subject to the usual consents. Range of built-in shelving, double glazed window to front, radiator, carpet.

BATHROOM:

Fitted with a white suite comprising a panelled bath with drench head shower above, low level WC, contemporary wash hand basin with drawers below, double glazed window to side with decorative shutters, tiling to walls, built-in store cupboard housing hot water tank and further cupboard above, downlights, heated towel rail, vinyl flooring.

OUTSIDE REAR:

A landscaped rear garden with steps up to a good area of lawn, fencing to boundaries, mature trees and shrubs to borders. Electric power point, outside tap, wooden shed. Gated rear access.



OUTSIDE FRONT:

The property is set back from the road with a pretty front garden with hedging and railing to boundaries, paved pathway leading to entrance door, area of shrubs to borders.

SITUATION:

The property is in the preferred 'Village' area of Royal Tunbridge Wells and runs down to the railway station itself. To this end it offers tremendous access to many of the town's best social retail and educational facilities including a number of Sports and Social clubs, primarily independent retailers, restaurants and bars between Mount Pleasant and the Pantiles, as well as access to some of Tunbridge Wells' most preferred schools. The town itself has further multiple retail outlets at the nearby Calverley Road and Royal Victoria Place shopping mall. The property's main station offers fast trains to London Bridge and Charing Cross. Access to the A21 lies just to the east of the town providing useful motorway connections.

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

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Fired Central Heating

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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BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

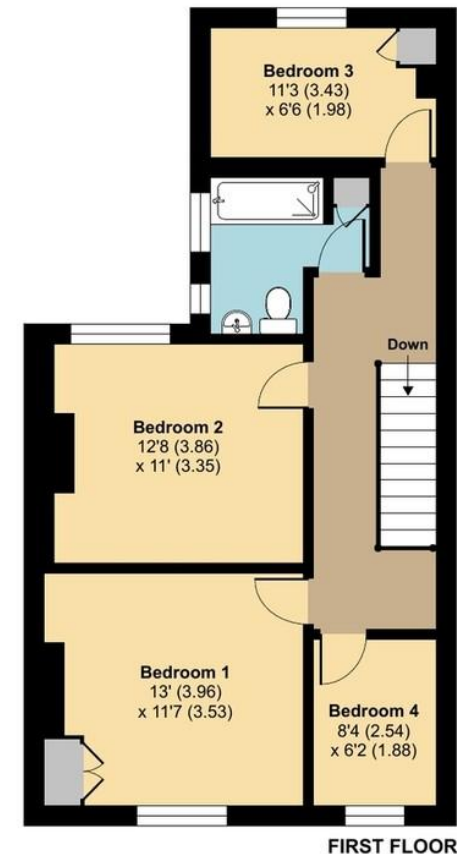
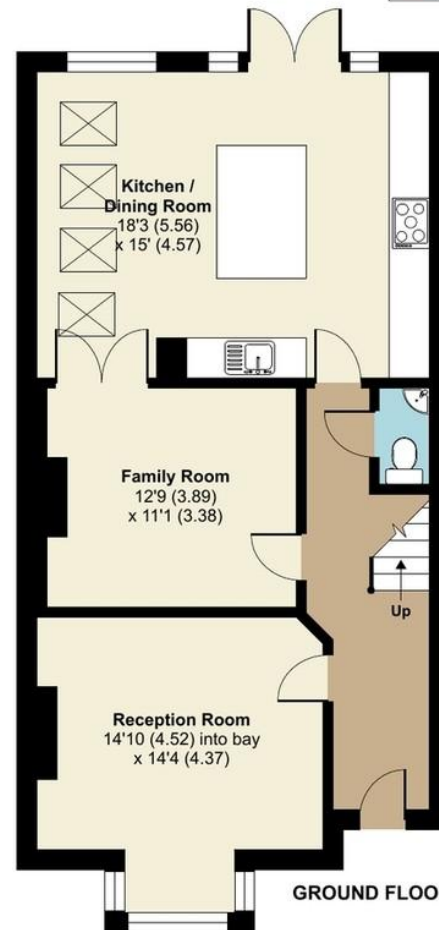
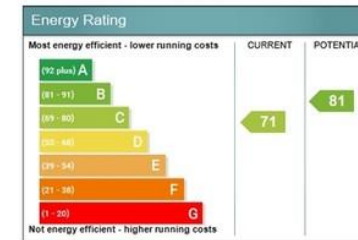
www.woodandpilcher.co.uk



Prospect Road, Tunbridge Wells, TN2

Approximate Area = 1408 sq ft / 130.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom2025. Produced for Wood & Pilcher. REF: 1384707

