

73 Newlands Road, Tunbridge Wells





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Spacious 5-bedroom house with off street driveway in sought after location

Accommodation Summary

- Semi-detached house (1930s with later additions)
 - 5 bedrooms, 1 en-suite
 - Living room
 - Dining room
 - Kitchen and separate utility room
- Bathroom, en-suite shower, ground floor cloakroom
 - West facing garden
- Driveway with parking for several cars
 - Close to popular schools
 - Walking distance of mainline station



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This fantastic home sits on a residential road hugely popular with families and professionals alike as it is in walking distance of excellent schools and superb transport links.

It is set back from the road behind a block brick driveway gentling sloping up to the house, with an area of lawn and planting to the side, delivering plenty of kerb appeal.

Stepping into a porch with room for coats and shoes, the welcoming hallway has a useful guest cloakroom and an under stair storage cupboard, to keep the space clutter free.

First on the right the living room's bay window floods the space with light. It has plenty of room for sofas and a fireplace that adds character and warmth in the colder months. It has the added advantage of double doors to the rear which can lie open into the dining room, providing lots of family living and entertaining space.

Behind is the dining room, conveniently placed next to the kitchen, with French doors delivering garden views and access out onto the garden terrace.

Next door the kitchen is bright and streamlined with white cabinetry contrasting with wooden countertops and tiled effect flooring. It is well equipped with integrated appliances including a dishwasher, 5 ring gas hob and oven/grill. A sink sits under the window, with a door to the side opening into the garden.

The separate utility room has an additional sink, perfect for muddy boots and paws, fitted storage and space and plumbing for appliances.

Climbing the stairs to the first floor there are three bedrooms, two of which are generous doubles with the primary bedroom benefitting from fitted wardrobes.

The family bathroom has a shower over the bath and double aspect windows providing lots of natural light.

A further flight of stairs takes you up to the second floor loft extension which the current owners added.

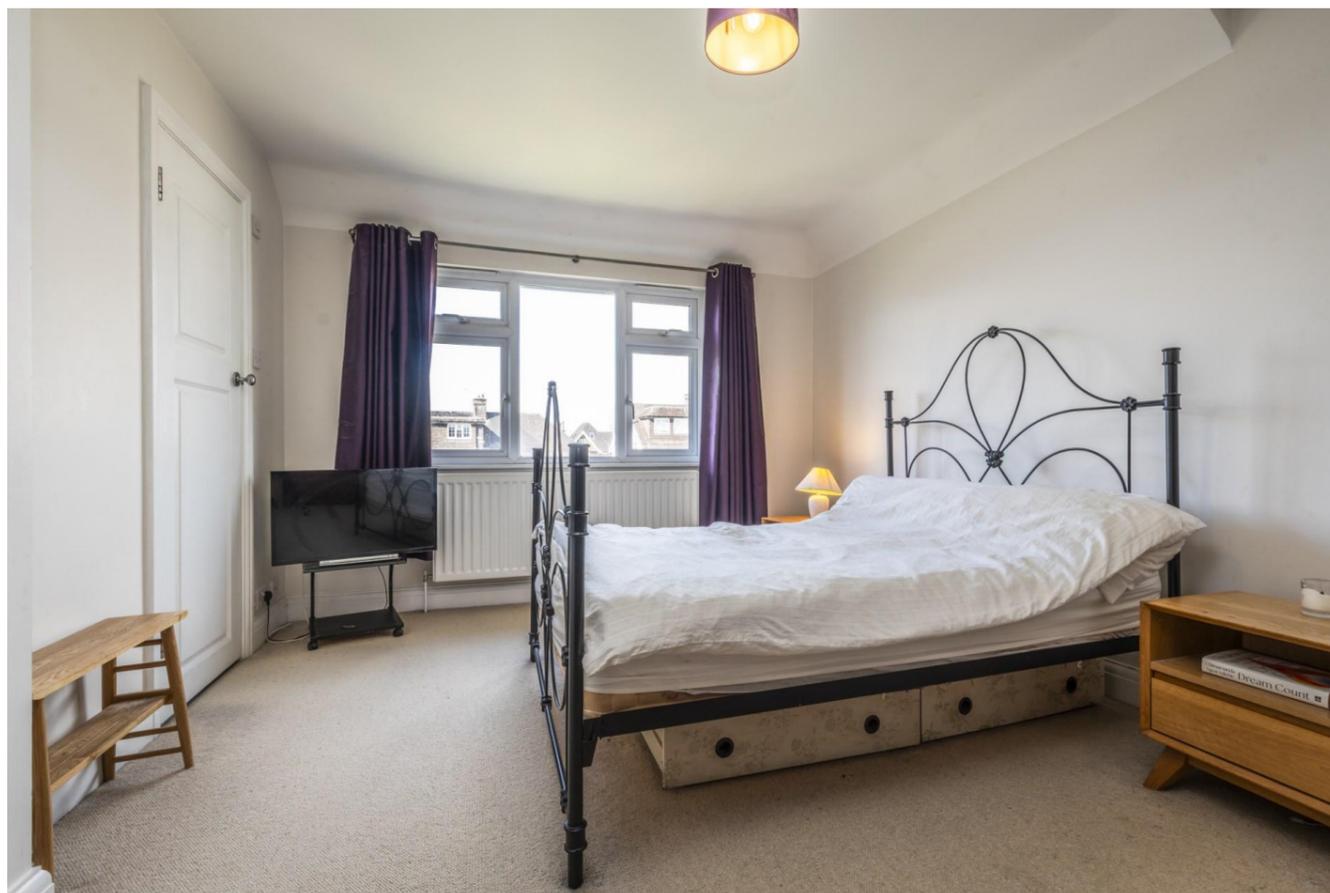
There is a spacious double bedroom at the rear with a walk in dressing room cupboard and an en-suite shower room.

To the front is the fifth bedroom, currently set up as a home office.

Outside the west facing garden is wonderfully low maintenance and safely enclosed for children and pets. There is a paved terrace next to the house, perfect for summer dining but also providing an opportunity to further extend the house, an area of lawn and some planting. There is a wooden shed for storage and gated street access too.

This is a bright and spacious home that has been extended with the emphasis on family living. However, there is still scope to add value in the future. A must see!





Living Room: front aspect double glazed bay window, fireplace with tiled hearth, wooden mantelpiece, radiator, double internal rear aspect doors opening into:

Dining Room: rear aspect double glazed windows, rear aspect French doors, period fireplace with mantelpiece, tiled hearth, wooden flooring, radiator.

Kitchen: rear aspect double glazed windows, side aspect part opaque glazed door, 5 ring gas hob, stainless steel and glass extractor, space for fridge/freezer, integrated oven and grill, integrated dishwasher, 1 ¼ stainless steel sink with mixer tap and drainer, eye and base level cupboards, pull out larder cupboard, corner extending cupboard, pan drawers, wooden countertops, column radiator, tiled effect flooring.

Utility Room: side aspect double glazed window, side aspect Velux window, space and plumbing for appliances, stainless steel sink with mixer tap and drainer, fitted base level cupboard, tall fitted housing unit, fitted storage cupboard with shelving (housing gas boiler), laminated countertop, heated towel rail, tiled splashback, tiled flooring.

First Floor:

Bedroom 1: front aspect double glazed bay window, fitted wardrobes with hanging rails, shelving and cupboards above, radiator.

Bedroom 2: rear aspect double glazed window, radiator.

Bedroom 4: front aspect double glazed window, radiator.

Bathroom: side and rear aspect opaque double glazed windows, low level WC, wooden panel enclosed bath with mixer tap and handheld shower attachment, pedestal wash hand basin, heated towel rail, fitted cupboard housing the water cylinder, part tiled walls, wooden effect flooring.

Second floor:

Bedroom 3: rear aspect double glazed window, front aspect Velux window with integrated blind, fitted walk in dressing area cupboard, radiator.

En-suite: rear aspect opaque double glazed window, walk in shower enclosure with wall mounted shower attachment, vanity unit with concealed cistern WC, wash hand basin with mixer tap, vanity shelf, cupboards under, heated towel rail, part tiled walls, tiled flooring.

Bedroom 5/Home Office: front aspect Velux window with integrated blind, eaves storage cupboards, radiator.

General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

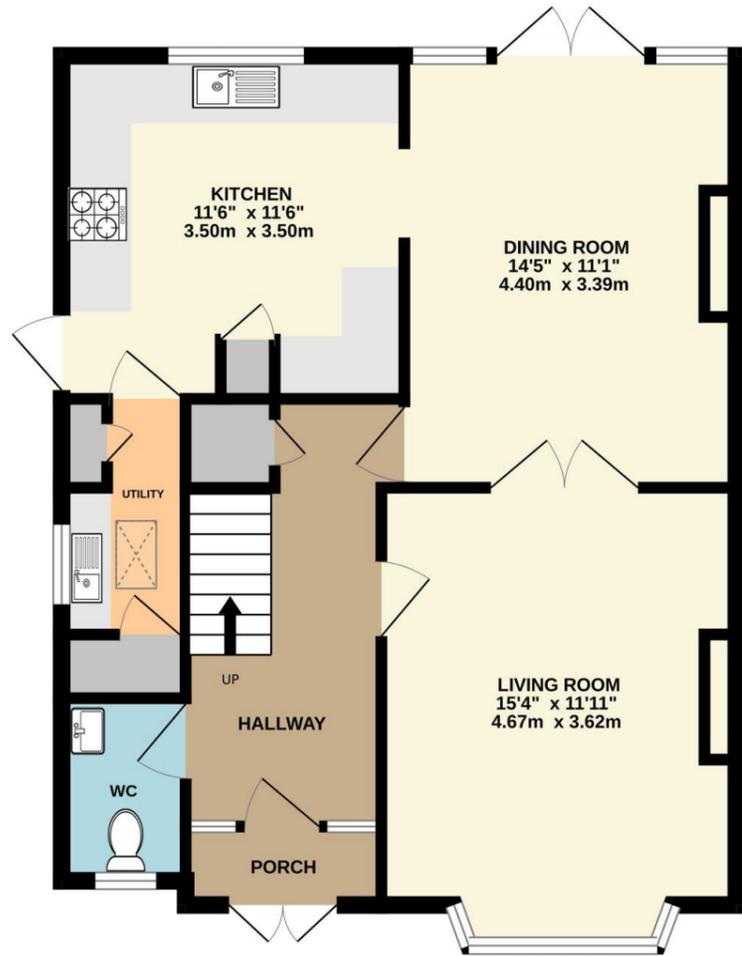
Council tax: Band E (£2,979.23)

EPC: C (70)

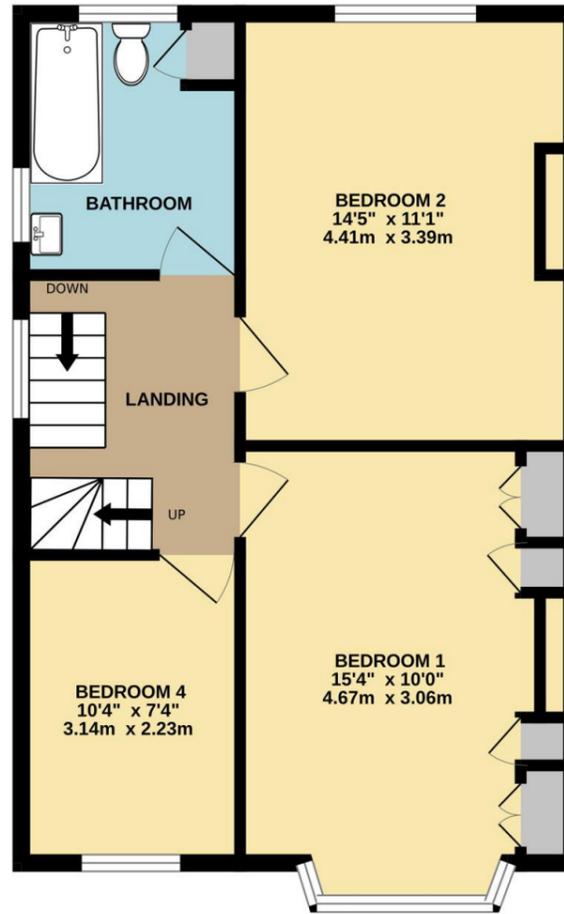
Roof solar tubes for water heating



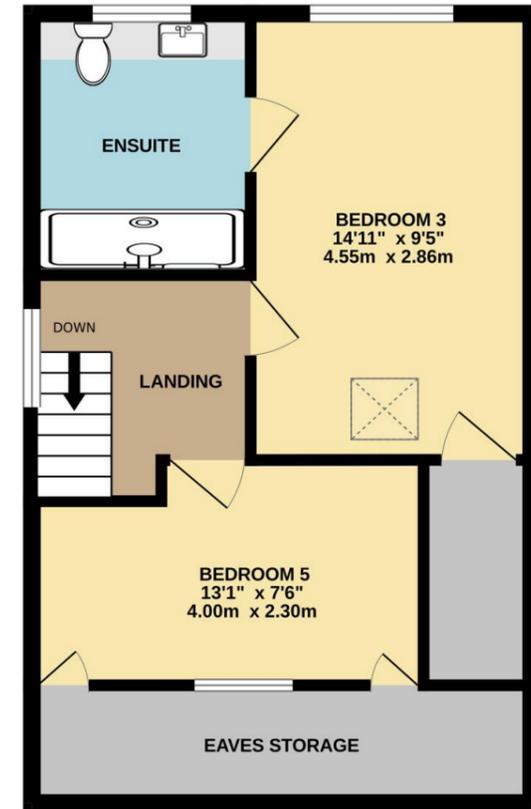
GROUND FLOOR
647 sq.ft. (60.1 sq.m.) approx.



1ST FLOOR
532 sq.ft. (49.4 sq.m.) approx.



2ND FLOOR
441 sq.ft. (41.0 sq.m.) approx.



APPROX TOTAL AREA 150.6 SQ.M / 1,621 SQ.FT

TOTAL FLOOR AREA : 1621 sq.ft. (150.6 sq.m.) approx.

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



AREA INFORMATION: Tunbridge Wells, Kent

Tunbridge Wells, steeped in royal history and architectural heritage, also provides a wealth of modern-day shopping, entertaining and recreational facilities.

As it is a mere 30 miles south of London and sits amidst glorious Kent countryside it is a highly sought-after area for property owners.

The historic Pantiles offers a vibrant al fresco café culture with independent boutiques stretching up to the old High Street. Your every shopping need is satisfied, however, as the more modern-day Royal Victoria Place Shopping Centre offers comprehensive shopping facilities from department stores and national chains.

Excellent local primary schools such as St John`s Primary School, St Augustine`s RC Primary School, Holmewood House, Rose Hill and The Wells Free School sit alongside the highly regarded and sought-after girls` and boys` grammar schools. With a number of additional exceptional state secondary schools in its borough and the renowned Tonbridge and Sevenoaks Schools on its doorstep, parents are definitely spoilt for choice.

Recreational amenities such as St John`s Park, Dunorlan and Grosvenor Parks, Calverley Grounds, the Assembly Hall Theatre, Nevill Golf Club and St Johns Sports Centre offer an abundance of leisure facilities.

With its two stations, Tunbridge Wells and High Brooms, Tunbridge Wells is a commuters dream as even in off-peak there are up to four trains an hour to London Charing Cross in 50-minute journey times or less.

Finally, the M25 with its links to Gatwick and Heathrow Airports is accessible via the A21 which lies just north of Tunbridge Wells.



