



PRIME
BY KINGS ESTATES



Flat 6

34 Broadwater Down, Tunbridge Wells

Elegant split-level period apartment over 1,600sqft with its own private entrance, two reception rooms, two bathrooms, garage and parking, set in a prestigious location with share of freehold

Tenure: Share of Freehold

EPC Energy Efficiency Rating: D

Council Tax Band – D - Tunbridge Wells Borough Council

Length of Lease – 958 years

Annual Ground Rent – N/A

Ground Rent Review Period – N/A

Annual Service Charge Amount – Approximately £2024 pa

Service Charge Review Period – Annual

(We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts).

Agent's Note: In accordance with Section 21 of the Estate Agency Act 1979, we declare that the owner of this property is an employee of Kings Estates.

- Prestigious Broadwater Down location
- Elegant split-level period apartment, spacious at 1,626sq ft (151sqm)
- Own private front door leading into a welcoming entrance hall, creating a house-like feel with added privacy
- Two impressive reception rooms with high ceilings and fireplaces
- Wealth of original character features
- Well-appointed kitchen/breakfast room
- Two bathrooms, one serving as an en-suite to the principal bedroom
- Garage with parking directly in front, a second space to the front of the building and well-maintained communal gardens





A truly elegant and generously proportioned split-level period apartment, beautifully arranged over two floors and forming part of an impressive character building on the highly regarded Broadwater Down — one of Royal Tunbridge Wells' most prestigious residential addresses.

This exceptional home seamlessly blends period charm with modern presentation and offers wonderfully flexible accommodation extending to approximately **1,626 sq ft (151.1 sq m)**. Retained original features include attractive fireplaces, sash windows, ceiling roses and picture rails, all of which enhance the apartment's classic appeal, while the overall finish remains bright, stylish and ready to move straight into.

The property benefits from its own private front door, opening into a welcoming split-level entrance hallway which immediately sets the tone for the generous proportions found throughout.

The principal living level is particularly impressive. There are two superb reception rooms comprising a refined sitting room and an elegant formal dining room, both enjoying excellent natural light and handsome feature fireplaces, creating ideal spaces for both everyday living and entertaining.

The well-appointed kitchen/breakfast room is fitted with a comprehensive range of units and offers ample worktop space and storage, making it highly practical for modern living while maintaining the property's characterful feel.

Also on this floor is a well-proportioned bedroom together with a stylish bathroom, offering comfortable and versatile accommodation suitable for guests, family living or home working.

The lower ground floor provides a substantial and highly adaptable suite of rooms. The main bedroom on this level benefits from a generous en-suite bathroom, while an additional versatile room (currently arranged as a study/occasional room) offers excellent flexibility for buyers' individual needs — whether as a home office, dressing room, hobby space or occasional guest area. A separate utility room on this level adds further practicality.

Externally, the property continues to impress. There is a single garage, shared residents parking and well-maintained communal gardens, providing attractive outdoor space to enjoy.

The apartment is offered with a **share of freehold**, making this a rare opportunity to acquire a substantial and characterful home in one of Tunbridge Wells' most desirable locations.

Viewing is highly recommended to fully appreciate the space, flexibility and setting on offer.

Broadwater is situated on the southwest side of town, just over a mile (on foot) of the train station, and close to Sainsbury's supermarket, the High Street, with its collection of boutiques, cafés, deli's and restaurants and the historic Pantiles, known for its charming Georgian colonnade, further independent shops, Public houses, restaurants, art galleries, summer Jazz festivals, regular food and craft and food markets and the Chalybeate Spring. "TN2", a popular local store and off-licence, can be found on Frant Road, next door to The Bull pub. Tunbridge Wells town centre also offers a wide range of well known retailers, two theatres, pubs, cafés and restaurants, and the Royal Victoria Place shopping centre.

The town is ideally placed for enjoyment of the Kent and East Sussex countryside, being an Area of Outstanding National Beauty and is known for its many public parks and open spaces including Calverley and Dunorlan Parks and The Tunbridge Wells Common. The Woodland Trust's Hargate Forest, with its network of walking trails, can be accessed directly from Broadwater Down and Broadwater Forest is also nearby. The house is within convenient reach of cricket and tennis facilities at the Nevill grounds off Warwick Park and the renowned Nevill Golf Club is also nearby. Tunbridge Wells station offers regular commuter services to London Charing Cross and Cannon Street (via London Bridge and Waterloo East). The Centaur Commuter Coach service also has a number of stops along Broadwater Down.

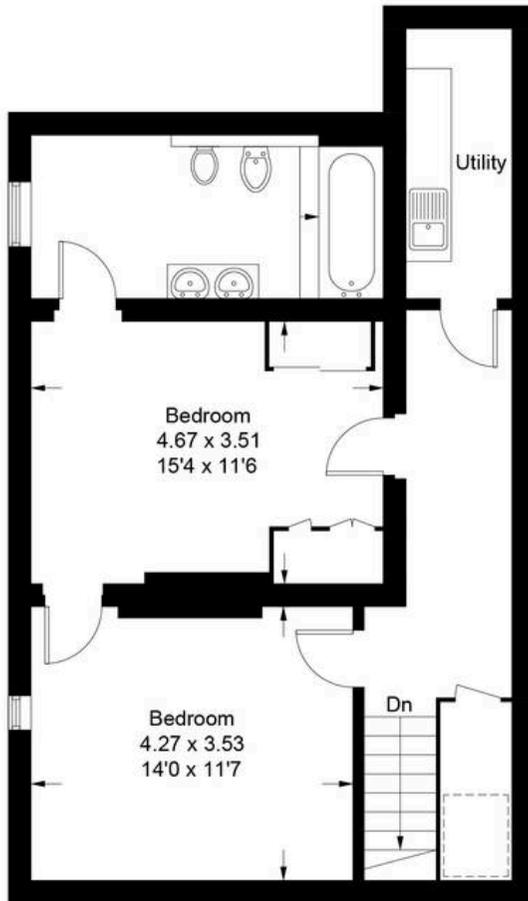
Consumer Protection from Unfair Trading Regulations 2008

Kings Estates (the agent) has not tested any apparatus, equipment, fixtures and fittings or services and therefore cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their own solicitor or surveyor. References to the tenure of a property are based on information supplied by the vendor. Kings Estates has not had sight of the title documents. Items shown in photographs are NOT included unless specifically mentioned within the written sales particulars. They may however be available by separate negotiation, please ask us at Kings Estates. We kindly ask that all buyers check the availability of any property of ours and make an appointment to view with one of our team before embarking on any journey to see a property.

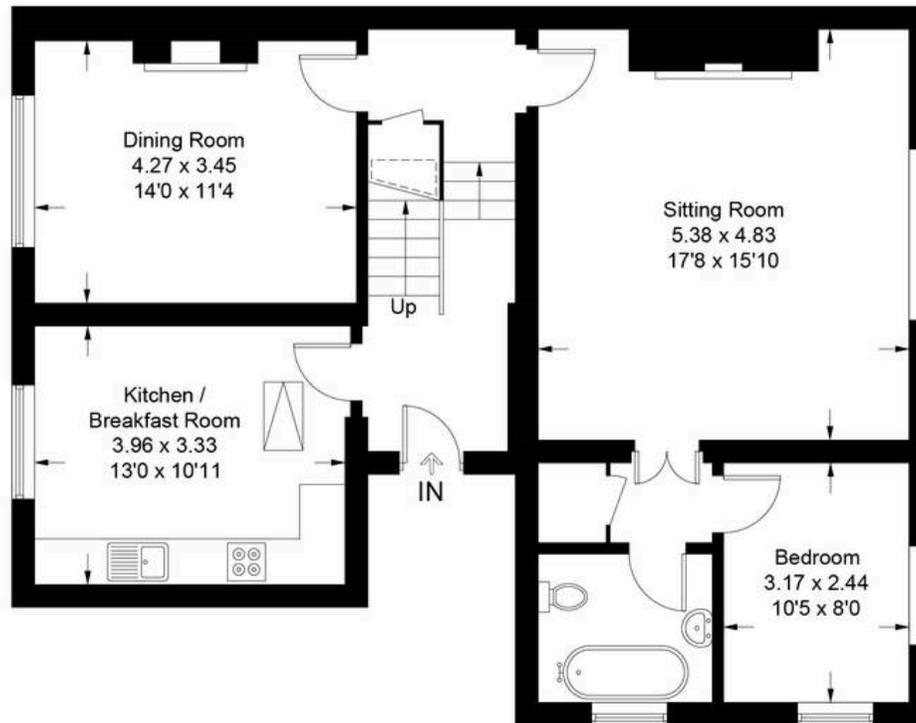


 = Reduced headroom below 1.5m / 5'0

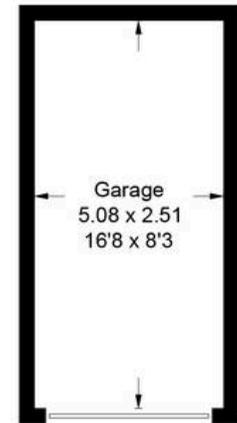
Approximate Gross Internal Area = 151.1 sq m / 1626 sq ft
Garage = 12.7 sq m / 137 sq ft
Total = 163.8 sq m / 1763 sq ft



Lower Ground Floor



Ground Floor



(Not Shown In Actual Location / Orientation)

Outbuilding

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1279801)

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GENTS
PLEASE CLOSE
THE DOOR AFTER
YOU FINISH
LADIES
PLEASE REMAIN
HEATED FOR THE ENTIRE
PERFORMANCE.





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