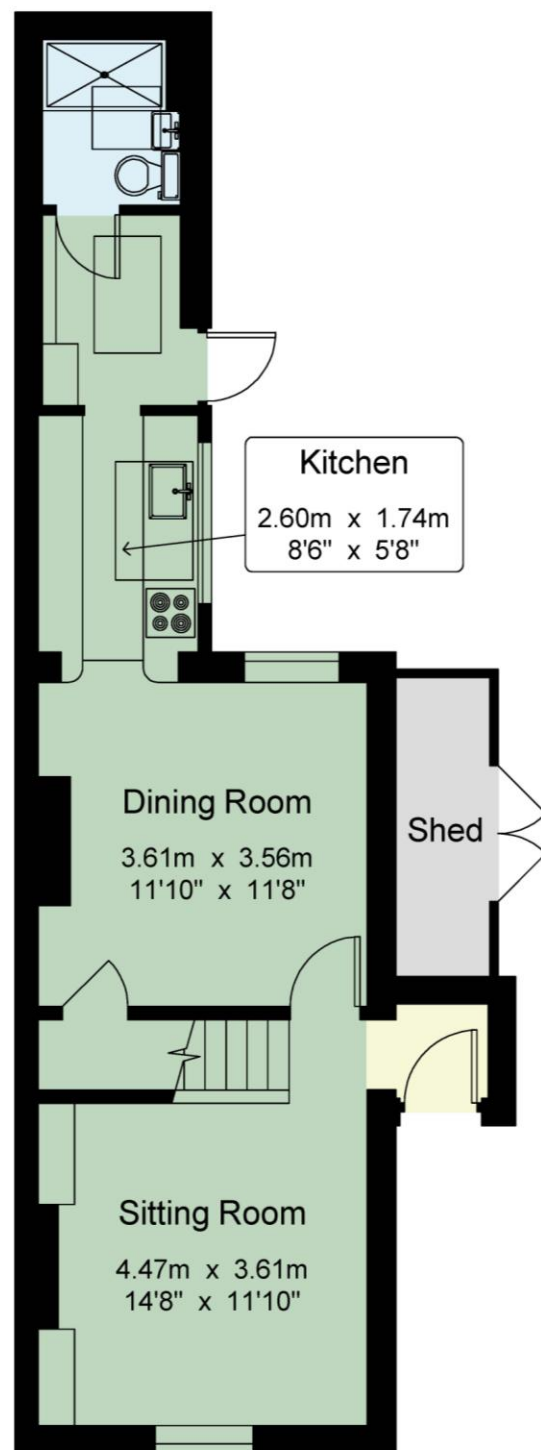
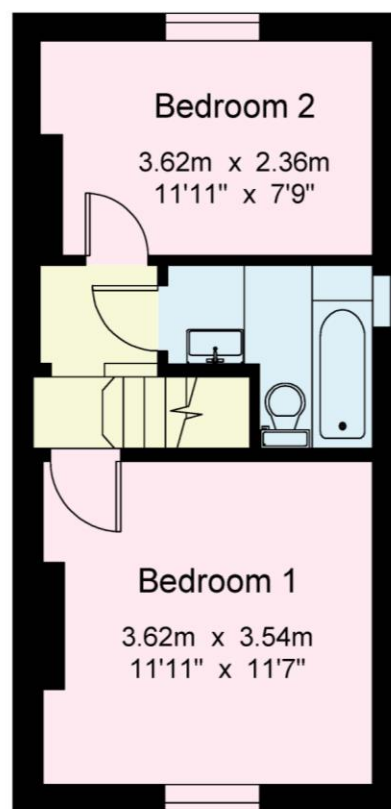




Ground Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



First Floor

1 Poona Road

House - Gross Internal Area : 71.9 sq.m (773 sq.ft.)

Approx. Front Garden Dimensions : 8.16m (26'9") x 6.06m (19'10")
Approx. Rear Garden Dimensions : 10.74m (35'3") x 4.73m (15'6")

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Agents Note: Whilst every care has been taken to prepare these particulars they are for guidance purposes only. If there are any points of particular importance to you please contact the office. Any areas, measurements or distances are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon. It should not be assumed that the property has all necessary planning, building regulations or other consents. Sumner Pridham have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



1 Poona Road

Tunbridge Wells, TN1 1SU

SUMNER PRIDHAM

A charming end of terrace Georgian cottage in a sought after private road location within minutes walk of Central station benefiting from beautifully light and well proportioned rooms retaining period features enhanced with oak floors and open plan layout.

Hall, Sitting Room, Dining Room, Kitchen, Utility Room, ground floor Cloak/Shower room, 2 Double Bedrooms, Bathroom, Front Garden, side access, Walled Rear Garden.

Guide Price £750,000 Freehold



1 Poona Road, Tunbridge Wells, TN1 1SU



Property Description

- ◆ One of four Georgian cottages in a private central road location within 0.3 miles central station.
- ◆ Updated for modern day living yet retaining Georgian proportions and features.
- ◆ Landscape front garden in the style of the period retaining original brick path to the panelled front door with fan light above.
- ◆ The hall gives access to both sitting and dining rooms with abundance of natural light.
- ◆ The sitting room features a large multi painted sash window (retaining the box shutters) and has an attractive view over the front landscaped garden.
- ◆ Cast iron radiator open fireplace and panelled doors to cupboards in recesses either side with display shelving above.
- ◆ Attractive oak floorboards continues through to the dining room which also features a multi painted sash window and cast iron radiator, useful under stairs cupboard with fitted hanging rail.
- ◆ Wide arch from the dining room into a vaulted kitchen naturally lit by a large skylight and casement windows with views into the walled garden.
- ◆ The kitchen is attractively fitted with one wall finished with dresser style panelling and open display shelves wooden worktops either side of ceramic sink ceramic



hob with fan above plumbing for dishwasher built-in cupboards and drawers and Indian stone paved flooring

- ◆ Utility room is fitted with floor to ceiling cupboards, one housing, Worcester gas fired boiler, providing central heating and domestic hot water.
- ◆ Door to the garden and a large Velux skylight.
- ◆ Cloak/shower room fitted with modern walk in shower cubicle with drench head Burlington wash basin on chrome stand low level WC tiled walls, chrome towel/radiator slate tiled floor skylight.
- ◆ First floor landing with cast iron radiator.
- ◆ Double Bedroom one features a multipaned sash window to the front, fireplace with cast iron inset and attractive wooden floorboards.
- ◆ Double bedroom two with period fireplace cast iron inset multipaned sash window overlooking the rear garden.
- ◆ Attractively fitted bathroom with pedestal wash basin double end panelled bath with drench and handheld showers low level WC tiles and panelled walls chrome towel radiator casement window tiled floor.

Outside

- ◆ Setback from the quiet Poona Road and featuring a delightful, landscaped garden arranged sympathetic to the period of the property with the original brick path to the front door matched with brick and gravel paths and circular paved features for gravel areas planted with hydrangeas
- ◆ Delightful walled rear garden with climbing jasmine on a gravel and brick edged border suitable for pots. Remainder of the garden is paved with outside lighting and tap.
- ◆ Useful, attached timber shed with double doors

Situation

- ◆ Excellent central location away from busy traffic.
- ◆ Walking distance to the well regarded Claremont Primary school, central station with its regular services to London and the coast, 'The Grove' and High Street.

Viewing

Strictly by appointment only through Sumner Pridham
01892 516615 info@sumnerpridham.co.uk

