



Mount Sion Tunbridge Wells TN1 1TZ

for sale offers in excess of
£280,000



Property Description

Forming part of an attractive Grade II Listed Victorian building, the property is ideally positioned just 0.2 miles from both Tunbridge Wells Mainline Station and the historic Pantiles.

The spacious living/dining room is a standout feature, enhanced by a stunning curved bay with sash windows that add character and charm.

The sleek, contemporary kitchen is fitted with a stylish handleless design and centred around an impressive island—perfect for entertaining.

High-quality finishes include quartz worktops with matching splashbacks, a composite sink paired with a Lusso Stone Vuito brushed-gold square mixer tap, and a full range of integrated appliances: Bosch oven and induction hob, Zanussi dishwasher, washing machine, and an under-counter fridge.

Additional pull-out soft-close drawer units provide excellent storage, while the bay's south-westerly aspect delivers beautiful views and floods the space with natural light.

The master bedroom benefits from a side-aspect window and a built-in wardrobe, offering generous storage.

The second bedroom, also with a side-aspect window, is bright and welcoming—ideal as a guest room.

The bathroom features a charming vintage

sky-blue suite, complete with a bath and retro-style tiled splashback.

The hallway includes an airing cupboard with shelving plus an additional cloak cupboard, ensuring ample storage throughout the apartment. Completing this exceptional home is the rare benefit of an allocated parking space.

Communal Entrance Hall

Second Floor

Entrance Hall

Kitchen/Lounge Diner

L-Shaped

Bedroom One

Bedroom Two

Bathroom

Outside

Allocated Parking Space

Location

Tunbridge Wells town centre is just a short

walk away and is the only spa town in the Southeast of England. It is known for its elegant architecture, cultural attractions, entertainment venues, and excellent shopping. The historic Pantiles is a particular highlight, famous for its Georgian colonnade, summer jazz festivals, regular food and craft markets, and the iconic Chalybeate Spring. The town also benefits from two theatres, an extensive selection of cafés and restaurants, and a mix of national retailers alongside independent shops.

The Pantiles

The Pantiles offers a wide range of amenities, providing convenience and a touch of sophistication for residents. Its charming streets are lined with boutique retailers, stylish cafés, fine dining restaurants, fashion boutiques, and art galleries — ideal for those with discerning taste. Everything from everyday essentials to unique, high - quality goods can be found within easy reach.

Recreational Amenities

For outdoor enthusiasts, the area provides numerous opportunities for recreation. Scenic parks, landscaped gardens, and the surrounding countryside offer plentiful space for walking, cycling, and enjoying nature.

Schools

The area is well-served by highly regarded state and private schools, including:

St Peter CEP Primary School

Skinner's School

Tunbridge Wells Girls' Grammar School (TWGGS)

Tunbridge Wells Grammar School for Boys (TWGSB)

Bennett Memorial Diocesan School

St Gregory's Catholic School

Mainline Rail

Tunbridge Wells station offers fast and frequent services to London Charing Cross (via London Bridge and Waterloo East) and to Cannon Street, with journey times from approximately 50 minutes.

Road Connections

The A26 connects to the A21 just north of the town, providing access to the M25 (Junction 5) and the wider national motorway network, as well as routes to the South Coast.

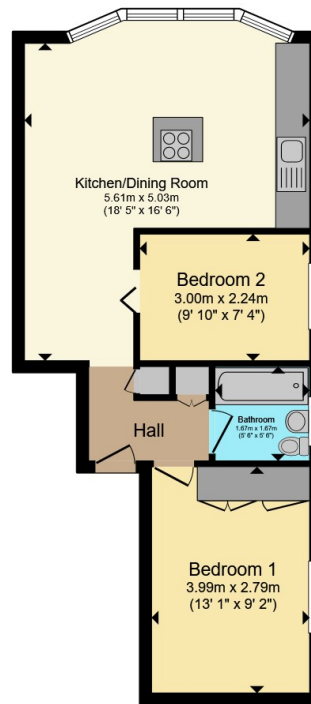
Gatwick Airport is approximately 23 miles west, reachable via the motorway or the A264.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







Floor Plan

Total floor area 47.7 m² (514 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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5 Vale Road
 TUNBRIDGE WELLS TN1 1BS

EPC Rating: E Council Tax
 Band: B

Service Charge: 600.00 Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/TWL407029

This is a Leasehold property with details as follows; Term of Lease 189 years from 29 Sep 1974. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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