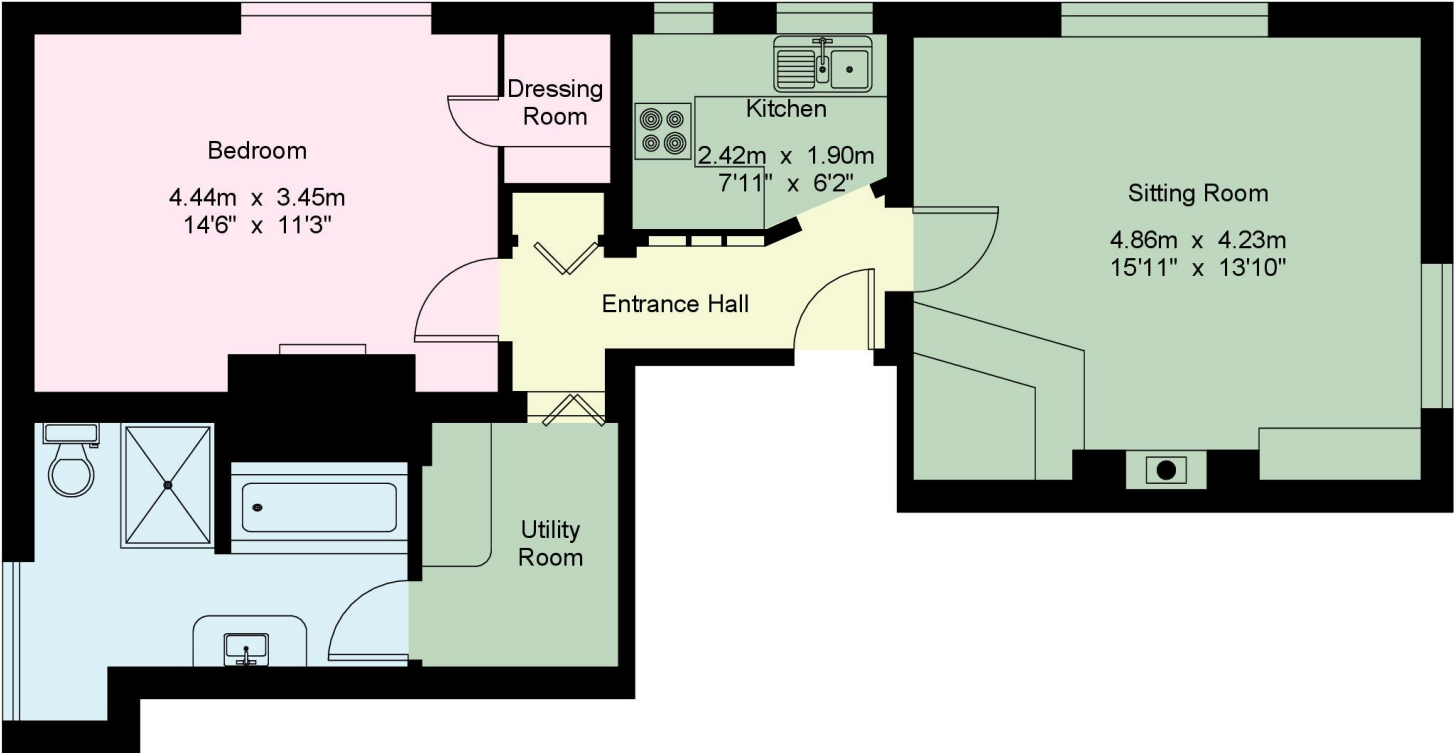




First Floor

Flat 5, 39 Broadwater Down

House - Gross Internal Area : 63.7 sq.m (685 sq.ft.)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



For Identification Purposes Only.

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Flat 5, 39 Broadwater Down

Tunbridge Wells, TN2 5NU



A beautifully presented first floor apartment in a magnificent Victorian mansion in the sought after tree lined Broadwater Down offering generous and well-proportioned accommodation with a southerly aspect.

Hall, Sitting Room, Kitchen, Double Bedroom, Utility Area, Bath/Shower Room, Gas Fired Central Heating, allocated Parking plus secure Storage Shed.

Guide price £300,000 Freehold

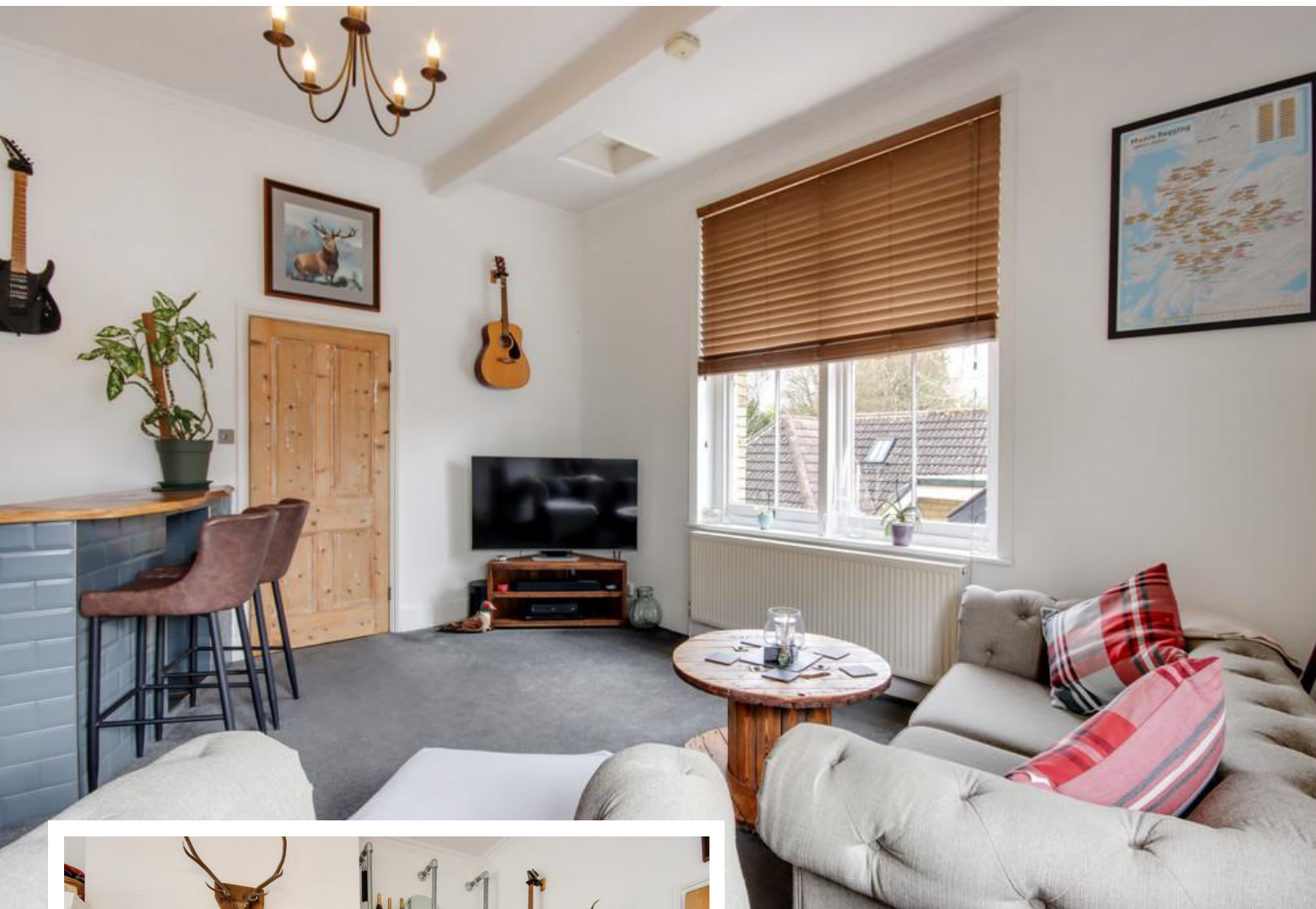


29 Vale Road
Tunbridge Wells
Kent
TN1 1BS

www.sumnerpridham.co.uk
info@sumnerpridham.co.uk
01892 516615

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.

Flat 5, 39 Broadwater Down, Tunbridge Wells, TN2 5NU



Property Description

- ◆ Beautifully presented first floor apartment.
- ◆ Generous sized rooms with tall ceilings.
- ◆ Stunning large sash windows with southerly aspect.
- ◆ Well maintained building and grounds.
- ◆ Attractive communal hall and staircase to first floor.
- ◆ Front door to hall with useful storage cupboard and feature display recesses.
- ◆ Sitting Room enjoys a dual aspect with tall sash windows which have been recently rebalanced and overhauled with new sash cords.
- ◆ Useful shelved cupboard, wood burning stove (swept annually) feature solid oak (from reclamation yard) bar with stylish scaffold pole shelving behind.
- ◆ Kitchen is fitted with solid wooden worksurfaces with attractive slate splashback fitted over 3 walls incorporating a ceramic one and half sink and drainer, beneath double height sash windows, 4-



ring gas hob, Samsung electric oven, fitted range of cupboards and drawers plus matching wall mounted cabinets.

- ◆ Stunning double bedroom , with tall sash windows (south facing), cast iron period style radiator beneath, Victorian cast iron fireplace and grate, deep wardrobe cupboard providing hanging space and shelving.
- ◆ Utility area where there is plumbing for washing machine and space for tumble dryer and a tall Fridge Freezer (available through separate negotiation).
- ◆ Large beautifully appointed bathroom with deep bath with hand shower, double size walk in shower cubicle, upstand wash basin on a plinth with separate wall mounted taps, low level WC plus a pair of double height sash windows.
- ◆ Loft space with access for additional storage.

Outside

- ◆ Quietly located south facing communal garden for the benefit of the residents.

Parking

- ◆ Allocated parking space for one car plus a secure shed.

Practicalities

- ◆ 999 year lease with the benefit of a share of freehold.
- ◆ Maintenance £130 which includes buildings insurance.
- ◆ Sinking Fund in place.

Viewing

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

