



## Bellavista, 17 Kentish Gardens

Tunbridge Wells, TN2 5XU



### 17 Kentish Gardens

House - Gross Internal Area : 245.7 sq.m (2644 sq.ft.)  
 Car Port - Gross Internal Area : 15.0 sq.m (161 sq.ft.)

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



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A superb contemporary town house built by Elysian Homes set in an exclusive private gated development, Bellavista House enjoys commanding views being the end of terrace. Exterior features include a curved aluminium roof and Brazilian IPE hardwood cladding, spacious (2637 sq. ft) accommodation over 4 floors includes a 47 foot kitchen/dining/family room out to a large terrace, double height principal bedroom suite with large balcony and stunning views.

Hall, Cloakroom, Sitting Room with Balcony, 47 foot Kitchen/Dining/Family Room, Utility Room, 4 Bedrooms, 2 Ensuite Bathrooms, Ensuite Dressing Room to Principal Bedroom, Family Bathroom, Gas Fired Central Heating, includes underfloor heating to ground and lower ground floors, 2 Balconies and 1 Terrace, Allocated Parking Space, Carport and 3 visitor parking spaces.

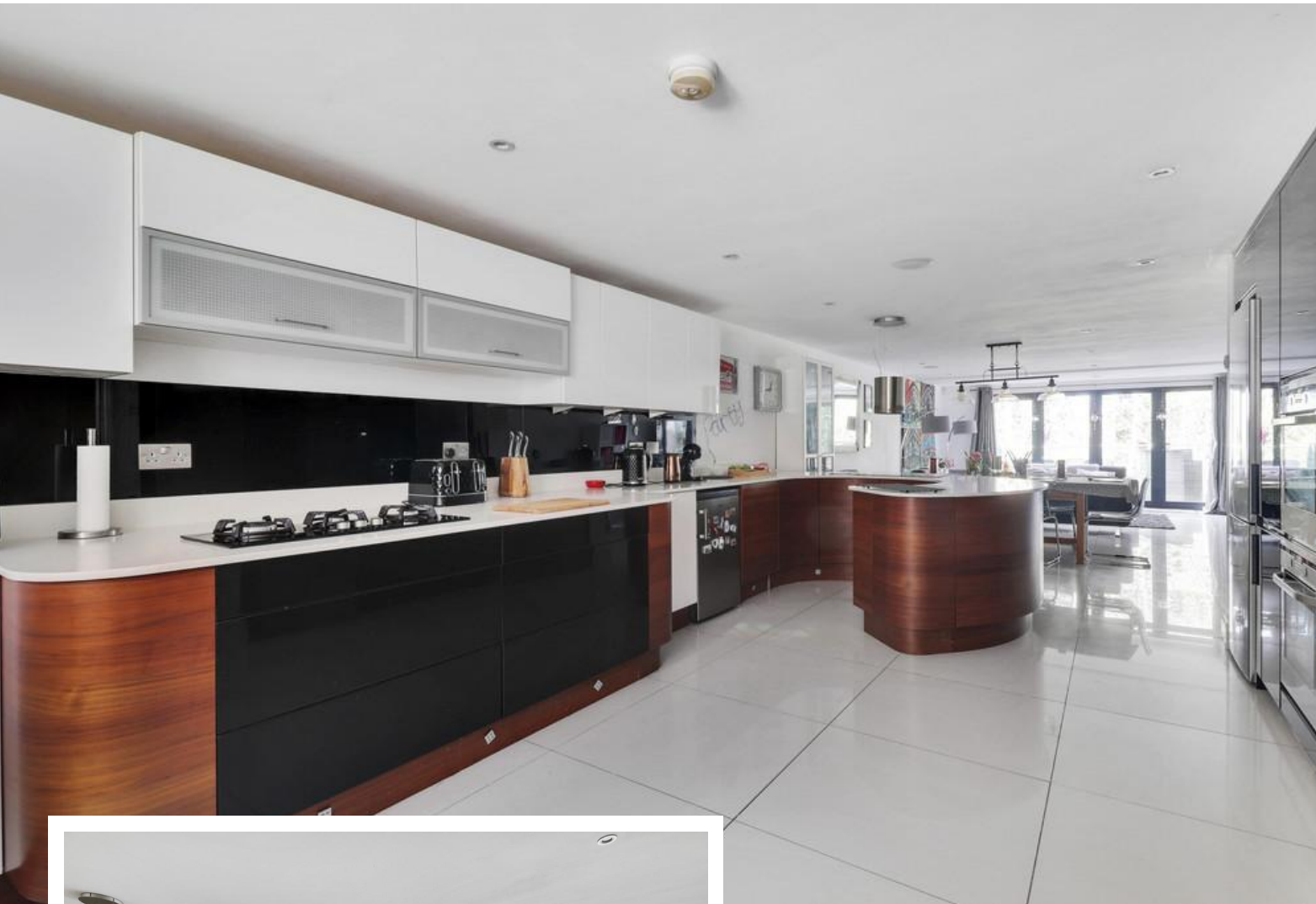
Guide price **£1,100,000** Freehold



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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.



## Property Description

- ◆ An architect designed end of terrace town house in an exclusive gated development.
- ◆ Glass screened balconies with stunning views plus terrace from the kitchen family room.
- ◆ Charles Rennie Mackintosh inspired kitchen includes circular quartz worksurfaces.
- ◆ Communal gardens and woodland areas.
- ◆ Flexible family accommodation includes large entertaining spaces plus office/bedroom 5.
- ◆ Spacious hallway includes built in cloaks cupboard, underfloor heating throughout this floor.
- ◆ Cloakroom with WC with hidden cistem, washbasin with smoked glass mirror above.
- ◆ Large study/bedroom 5 with window to the front.
- ◆ Spacious sitting room, eyebrow window to the side and bifold doors leading out to a large balcony with superb views.
- ◆ Staircase leads down to 47 foot Kitchen/Dining/Family Room.
- ◆ Finished with a polished heated porcelain floor and bifold doors out to an entertaining terrace.
- ◆ Charles Rennie Mackintosh inspired kitchen with attractive wooden cabinets, with contrasting polished black saucepan and cutlery drawers, and matching polished white display wall cupboards.
- ◆ Extensive quartz worksurfaces feature a partially enclosed circular section at one end overlooking the reception area.
- ◆ Appliances include gas and induction hobs, integrated AEG pair of ovens with matching pair of tall fridge/ freezers either side, integrated dishwasher, sink unit sits beneath a window to the front, the remainder of the room leaves ample space for a large dining table and chairs plus seating area, currently with 3 double sofas.



- ◆ Utility room with door to outside enclosed area to front, sinkunit, useful storage cupboards, plumbing for washing machine and further cupboard housing gas fired boiler.
- ◆ Spacious first floor landing with cupboard housing unvented hot water tank.
- ◆ Guest bedroom with floor to ceiling windows and French door to Juliette balcony, plus a further eyebrow window to the side.
- ◆ Ensuite shower room with low level WC, hidden cistem, wash basin and chrome towel radiator.
- ◆ Two further double bedrooms to the front of the property and family bathroom comprising panelled bath separate shower above, wall mounted washbasin low level WC with concealed cistem tiled floor and walls, wide smoked mirror.
- ◆ The second floor features double height ceiling and stunning matching floor to ceiling windows and doors out to a large glass screened balcony with far reaching views.
- ◆ Principal bedroom also has an ensuite dressing room with a pair of open double wardrobes and window to front and side.
- ◆ Large ensuite bathroom includes a separate shower cubicle standalone bath, pair of upstand wash basins, low level WC with hidden cistem, tiled floor and floor to ceiling window to the front.

### Outside

- ◆ There are 3 outside spaces which include a composite decked, glass screened, terrace ideal for entertaining and accessed from the kitchen/family room.
- ◆ Attractive Silver Birch lined backdrop with woodland beyond.
- ◆ Outside tap and gate giving access to the communal woodland paths. Second outside space is accessed from the sitting room via bifold doors which leads to a glass screened balcony with sufficient space for table and chairs.
- ◆ Third outside space is from the principal bedroom where there are stunning far reaching views, glass screened with bifold access and enjoying total privacy being at the end of the terrace and enjoying afternoon sun.

### Parking

- ◆ The property benefits from allocated covered parking space plus further allocated space and there are 3 visitor parking spaces.

### Security

- ◆ 1.8 metre high electric gated entrance.

### Practicalities

- ◆ Tunbridge Wells Borough Council Tax Band G
- ◆ Zoned gas fired central heating with underfloor heating to the lower ground and ground floors.
- ◆ Programmable Lutron lighting system to the kitchen/family room.
- ◆ Maintenance charge £2850 per annum

### Viewing

Strictly by appointment only through sole agents Sumner Pridham  
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