



**KINGS ESTATES**  
PROFESSIONALS IN PROPERTY



## Flat 49 Chancellor House

Mount Ephraim, Tunbridge Wells, TN4 8BT

**Kings Estates are pleased to present this beautifully positioned three bedroom apartment with garage en bloc, occupying the third floor of the highly regarded Chancellor House, set within exceptional park like grounds extending to approximately five acres.**

Tenure - Share of Freehold. Each lessee owns 1 share of Chancellor House Freehold Limited.

Council Tax Band - D - Tunbridge Wells Borough Council

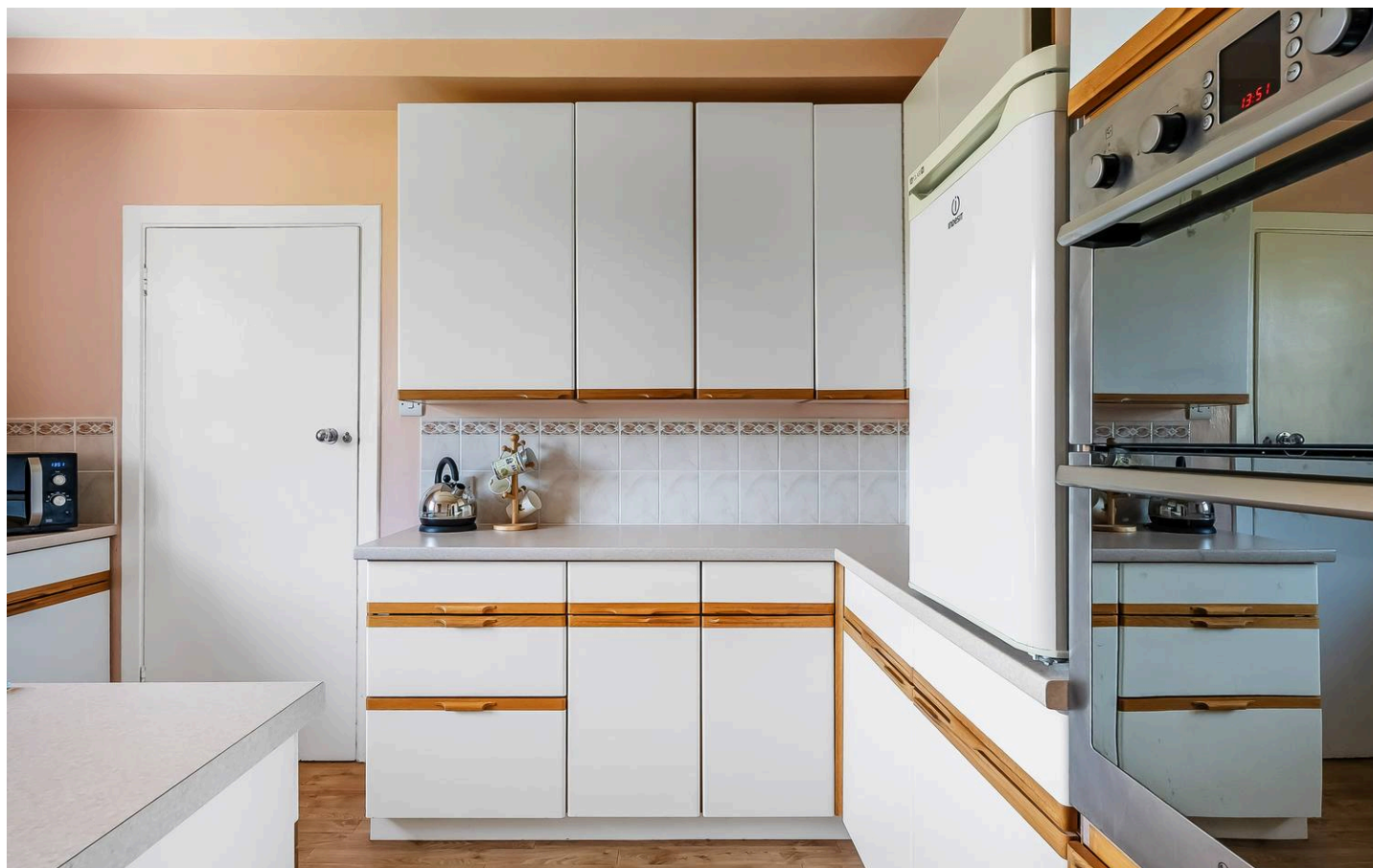
Lease - 999 years from 1st January 1978

Service Charge - £8,361.93 for the year 2026/27 which includes a day manager, it also includes all consumption costs for the properties gas central heating, water supply and sewage.

Security - We are informed CCTV covers the communal entrance, ground floor corridors and approach roads.

Energy Efficiency Rating: C

- Three Bedroom Apartment - 1146 Sq Ft / 106.5 Sq M
- Third Floor Position With Lift Access
- 30ft Double Aspect Living Room
- Far Reaching Garden Views From All Rooms
- Garage En Bloc With Power And Storage
- Five Acres Of Park Like Communal Grounds
- Service Charge Includes Consumption Costs for Gas Heating, Water Supply & Sewage
- Prestigious Chancellor House Setting off Mount Ephraim
- Walking Distance To Town Centre And Station





## THE PROPERTY

Approximate Gross Internal Area: 1146 Sq Ft / 106.5 Sq M

The apartment offers well balanced and light filled accommodation throughout, with attractive views enjoyed from every room across the meticulously maintained communal gardens. The standout double aspect living room extends to about 30 feet, creating a superb space for both relaxing and entertaining, while the kitchen is thoughtfully arranged with a range of fitted units and a practical layout, leading through to a versatile third bedroom or study. The principal bedroom benefits from a dual aspect outlook and fitted storage, with the second bedroom equally generous and well served by built in wardrobes. A well appointed shower room and a wide entrance hall with excellent storage complete the internal accommodation.

Chancellor House enjoys an exceptional setting, approached via a sweeping driveway behind Mount Ephraim, leading to well organised parking areas and a striking communal entrance. The impressive foyer provides a welcoming seating area, a large picture window overlooking the gardens and a porters office, with both lift and staircase access to all floors. The building benefits from a concierge service and night porter, offering both convenience and reassurance.

The beautifully kept grounds are a particular feature, with expansive lawns, mature planting and notable ancient cedar trees, creating a peaceful and private environment. Residents also benefit from a garage en bloc with power and additional storage. Perfectly positioned, the property is within easy reach of Tunbridge Wells Common, approximately half a mile from the mainline station and around 0.8 miles from the Victoria Place shopping centre, offering a convenient yet tranquil lifestyle.

## THE LOCATION

Chancellor House enjoys an exceptional setting within approximately five acres of beautifully maintained, secluded grounds, just off Mount Ephraim and moments from Tunbridge Wells Common. This peaceful yet central position offers the best of both worlds, with the town centre within easy walking distance.

Royal Tunbridge Wells provides an excellent range of amenities, including a wide selection of independent boutiques, high street retailers, cafés and well regarded restaurants, alongside cultural attractions such as the historic The Pantiles with its Georgian colonnade, regular markets and seasonal events.

For commuters, Tunbridge Wells railway station is approximately 0.5 miles away, offering fast and frequent services into Central London, including London Bridge, Waterloo East and Charing Cross. The A21 is also easily accessible, providing links to the M25 and wider motorway network.

The surrounding area offers a wealth of leisure opportunities, with nearby parks, golf courses and countryside walks, while the south coast can be reached comfortably in under an hour by car, making this a highly convenient and well connected location.



Approximate Gross Internal Area = 106.5 sq m / 1146 sq ft



### Third Floor

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. (ID1295429)

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# Kings Estates

5 Mount Pleasant Road, Tunbridge Wells - TN1 1NT

01892 533367 • [hello@kings-estates.co.uk](mailto:hello@kings-estates.co.uk) • [www.kings-estates.co.uk/](http://www.kings-estates.co.uk/)



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