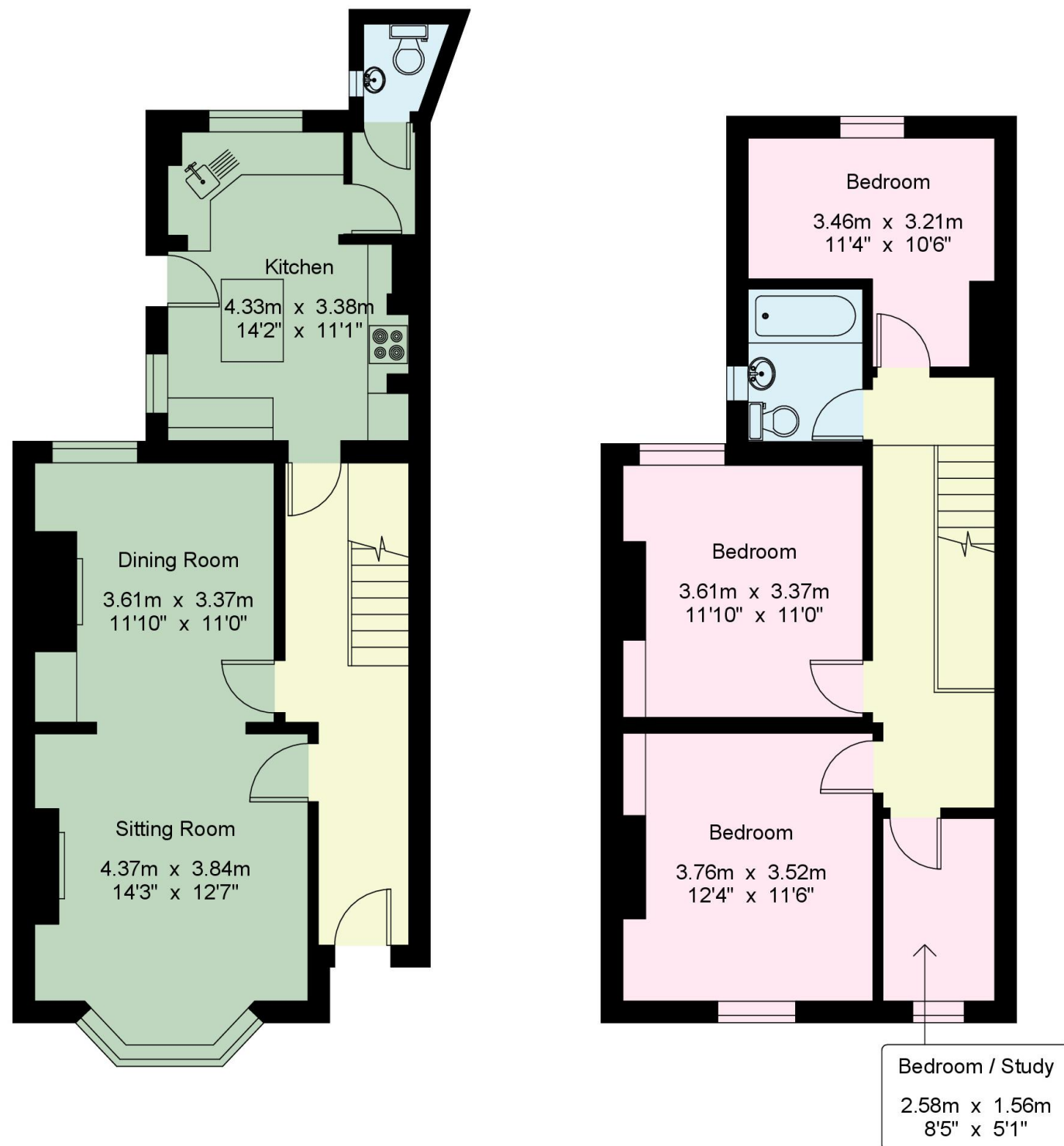




14 Grosvenor Park

House - Gross Internal Area : 111.9 sq.m (1204 sq.ft.)



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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.



14 Grosvenor Park

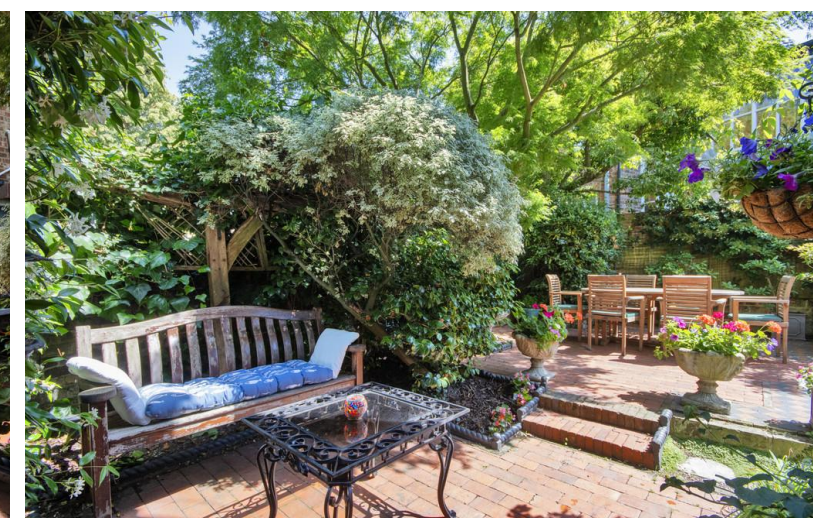
Tunbridge Wells, TN1 2BD

SUMNER PRIDHAM

A Victorian townhouse with an abundance of charm and character in a quiet family friendly cul-de-sac within minutes' walk of the town centre (central station 0.6 miles) Spacious well-proportioned rooms retaining many period features and with the distinct advantage of a delightful and well established garden.

Hall, Sitting Room, Dining Room, Kitchen, Rear Lobby, Cloakroom, 3 Bedrooms, Nursery/Study/ Bed 4, Bathroom, Gas Fired Central Heating, Garden, Permit Parking Available.

Guide price £600,000 - £625,000 Freehold





Property Description

- ◆ Hydrangea filled front garden, wrought iron gate and tiled path to deep arch recessed porch.
- ◆ Spacious hall with original floorboards, dado rail, moulded corniced ceiling and period staircase leading to the first floor.
- ◆ Stripped pine doors leading to the sitting and dining room with wide arch connecting, fireplaces in both rooms with original surround, cast iron and tiled inset to the sitting room this is a working fireplace.
- ◆ Moulded corniced ceiling stripped pine floor, bay window to the front featuring tall casement windows with view over front garden.
- ◆ Dining room with original floor to ceiling cupboard with pine doors and window to rear.
- ◆ Triple aspect kitchen with delightful views and access out to the garden, extensive granite worksurfaces and central island unit with breakfast bar, one and a half sink and drainer, 4-ring gas hob, electric oven, plumbing for washing machine and dishwasher, space for a fridge freezer.
- ◆ Good range of cupboards and drawers.
- ◆ A notable feature of this room is a Welsh dresser with solid wooden worktop, painted cupboards and shelves (likely to be original to the house).
- ◆ Useful inner lobby with coat hanging space.
- ◆ Cloakroom with low level WC, washbasin and window.



- ◆ (Agents note: Gas Fired Worcester Boiler was installed in 2026)
- ◆ Period staircase leading to the first floor landing with access to the attic
- ◆ Bedroom 1 tall casement windows with views up the cul-de-sac, corniced ceiling and picture rail, cast iron fireplace.
- ◆ Double bedroom 2 has pine wardrobe cupboards and view over the rear garden.
- ◆ Bedroom 3 also has views over the rear garden.
- ◆ Nursery/Study Bed 4 has fitted shelving to one wall, window to the front with views up the cul-de-sac and is an ideal office/nursery.
- ◆ Bathroom comprising panelled bath with shower attachment, pedestal washbasin, low level WC, window and air extractor.

Outside

- ◆ One of the features of 14 Grosvenor Park is its above average sized garden for the cul-de-sac and benefits from being south facing and lay to the side to the side and rear of the kitchen and beyond to a gate giving access back into Grosvenor Park.
- ◆ The garden has been established over many years and is well stocked with a stunning Acer Tree, plenty of flowering shrubs including mature Jasmine's and Roses.
- ◆ The garden has been landscaped with old brick pavers and brick paths.

Location

- ◆ An excellent location of those wishing to be convenient to all the amenities in the town yet are seeking a quiet cul-de-sac location.
- ◆ Within half a mile of local shops, bars, and restaurants in the popular High Street and also the central station with its direct connections into London and the coast.
- ◆ Local Secondary Schools are located just under a mile away.

Practicalities

- ◆ Council Tax Band D.
- ◆ Permit parking zone C £95 per annum for 2 permits.
- ◆ All mains services are connected.
- ◆ New Gas Fire Boiler installed in 2026.

Viewing

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

