



KINGS ESTATES
PROFESSIONALS IN PROPERTY



20 Cobbetts Ride

Tunbridge Wells, Tunbridge Wells, TN2 5QG

A well-proportioned three bedroom end of terrace home, conveniently positioned on the south side of Tunbridge Wells, overlooking a small green and within easy reach of The Pantiles, local amenities and the mainline railway station. Viewing comes highly recommended.

Tenure: Freehold

Council Tax Band: C

Energy Efficiency Rating: C

- Three Bedroom End Of Terrace Home
- Overlooking A Small Green
- Convenient South Tunbridge Wells Location
- Sitting Room With Pleasant Front Aspect
- Kitchen / Dining Room
- Downstairs WC
- Front And Rear Gardens
- Useful Storage Outbuilding
- On Street Parking
- Close To The Pantiles, Station And Amenities





Approximate Gross Internal Area: 958 Sq Ft / 89.0 Sq M

Store: 54 Sq Ft / 5.0 Sq M

The property offers practical and well-balanced accommodation arranged over two floors, making it an excellent choice for first-time buyers and families seeking a well-connected home close to the town centre.

The ground floor opens via a covered entrance porch into an inviting entrance hall, with stairs rising to the first floor and access through to the principal living spaces. The sitting room is positioned to the front of the property, enjoying an open outlook across the small green, creating a pleasant sense of space and natural light.

To the rear, the kitchen / dining room provides a practical and sociable space, fitted with a range of cupboards and work surfaces, with room for appliances and a dining table, making it well suited to everyday living. An inner hallway provides access to the rear garden, along with the convenience of a downstairs WC.

Upstairs, the first floor offers three bedrooms, with two enjoying the attractive front aspect across the green, alongside a family bathroom fitted with a white suite.

Outside, the property benefits from enclosed gardens to both the front and rear. The front garden is enclosed by a picket fence, whilst the rear garden is paved for ease of upkeep and provides a useful storage outbuilding along with rear access. On street parking is available on a first come, first served basis.

THE LOCATION

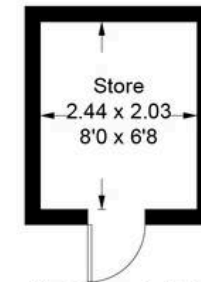
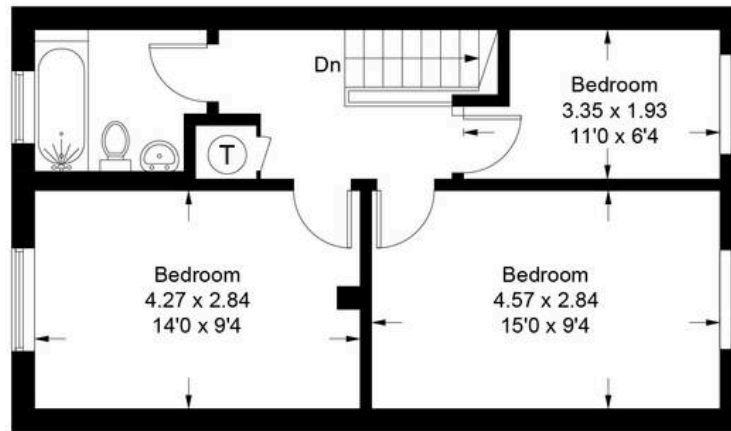
Situated on the south side of Tunbridge Wells, this property enjoys a highly convenient position within easy walking distance of the historic Pantiles, renowned for its cafés, restaurants, independent boutiques and vibrant atmosphere. Everyday amenities are well catered for, with a large Sainsbury's superstore close by, whilst Tunbridge Wells mainline station is approximately 1 mile away, offering fast and frequent services to London, making the location particularly appealing for commuters.

The wider town centre is also easily accessible, with Royal Victoria Place shopping centre, Calverley Road and a broad selection of shops, restaurants and leisure facilities nearby. For families, the property is well placed for local schooling, with Broadwater Down Primary School nearby, alongside a range of well-regarded secondary options including Bennett Memorial Diocesan School, The Skinners' Kent Academy and access to the highly regarded Kent grammar school system.



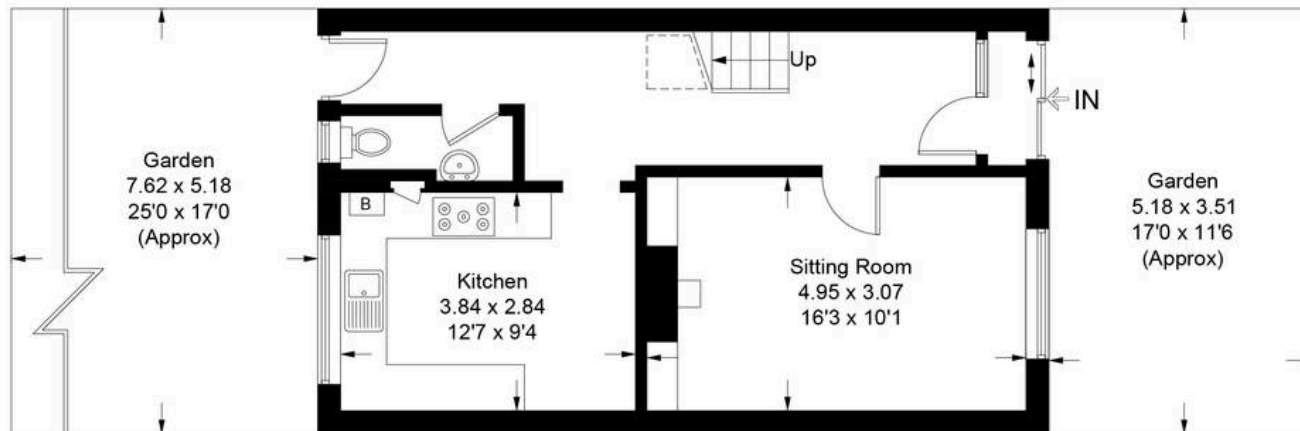
 = Reduced headroom below 1.5m / 5'0

Approximate Gross Internal Area = 89.0 sq m / 958 sq ft
Store = 5.0 sq m / 54 sq ft
Total = 94.0 sq m / 1012 sq ft



(Not Shown In Actual Location / Orientation)

First Floor



Ground 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. (ID1301527)

www.bagshawandhardy.com © 2026





Kings Estates

5 Mount Pleasant Road, Tunbridge Wells - TN1 1NT

01892 533367 • hello@kings-estates.co.uk • www.kings-estates.co.uk/



KINGS ESTATES

PROFESSIONALS IN PROPERTY