

11 Castle Street, Southborough, Tunbridge Wells





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Immaculate 2-bedroom period house in sought after village location

Accommodation Summary

- Mid-terraced house
- 2 double bedrooms
 - Living room
- Kitchen/dining room
 - Utility lobby
 - Bathroom
 - Garden
- Sought after village location
- Close to popular schools
- Good transport links



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With period charm and a contemporary feel, this beautiful home is a short walk from local shops, sought after schools and excellent transport links.

Deceptively spacious, it is set back from the road by a low wall with a paved area behind and a part glazed porch that welcomes you in.

The living room is brightened by its front aspect window overlooking the quiet street. It is a generous space with plenty of room for sofas and a fireplace with a gas effect fire adds character and charm.

Behind, the kitchen/dining room's warm wooden effect countertops contrast beautifully with the cream Shaker style cupboards that house the integrated oven and provide ample storage. A contemporary tiled floor and splashback give a modern feel and with space for additional appliances and a table and chairs, it has everything you need.

Behind there is a utility lobby with a recess that can neatly house an appliance and a side opaque glazed door that opens into the garden.

A door to the rear opens into the bathroom. It has a modern suite with a shower over the bath and a large window drawing in lots of natural light.

Climbing the central stairs to the first floor the principal bedroom is at the front. It has a large window overlooking the street below and two fitted cupboards with hanging rails.

Opposite is the second bedroom, which is also a generous double, with a garden outlook.

Outside to the rear the garden has a mix of stocked flower beds, fruit trees, an area of lawn and terraces for seating. It is fully enclosed by wooden fencing and there are side gates for bin access.

This home is absolutely perfect for a small family, young professionals or buy to let investors and is a must see!





Porch: part glazed opaque entrance door, side aspect opaque double glazed windows.

Living Room: front aspect double glazed window, fireplace with gas fire insert, brick surround and painted mantelpiece, fitted alcove low level cupboard housing the meters, radiator.

Kitchen/Dining Room: rear aspect double glazed window, eye and base level units, wooden effect countertops, integrated Hotpoint oven, 4 ring gas hob, glass and stainless steel extractor, tiled splashback, stainless steel sink with mixer tap and drainer, space for fridge/freezer, tile effect flooring, radiator.

Utility Lobby: side aspect opaque glazed door, wall hung Worcester boiler, space and plumbing for an appliance, countertop, ceiling pipework access hatch, tile effect flooring.

Bathroom: side aspect opaque double glazed window, panel enclosed bath with glass shower screen and wall mounted shower attachment, vanity unit with wash hand basin and mixer tap over and cupboard under, concealed cistern WC, heated towel rail, part tiled walls, tile effect flooring.

First Floor:

Bedroom 1: front aspect double glazed window, fitted wardrobe with hanging rail and shelf, fitted over stair cupboard with hanging rail, ceiling loft access hatch, radiator.

Bedroom 2: rear aspect double glazed window, radiator.

General:

Tenure: Freehold

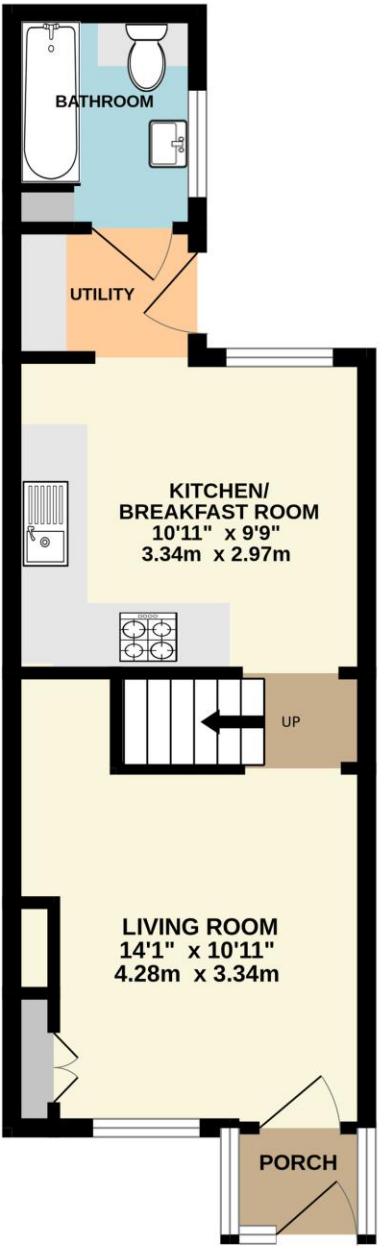
Local authority: Tunbridge Wells Borough Council

Council tax: Band C (£2,197.38)

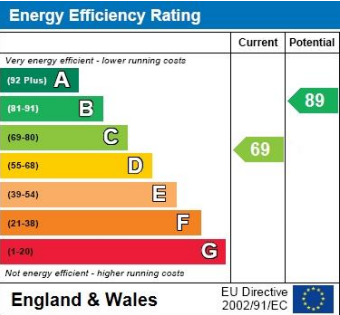
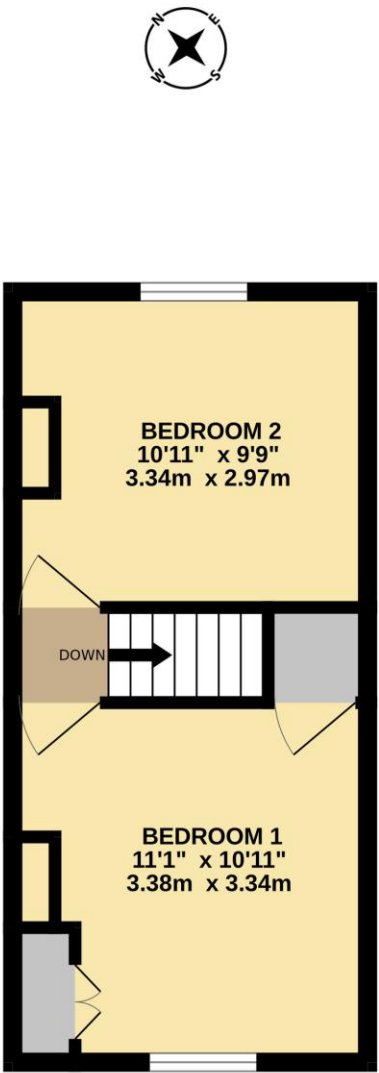
EPC: C (69)



GROUND FLOOR
335 sq.ft. (31.1 sq.m.) approx.



1ST FLOOR
260 sq.ft. (24.2 sq.m.) approx.



APPROX TOTAL AREA 55.3 SQ.M / 595 SQ.FT
TOTAL FLOOR AREA : 595 sq.ft. (55.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Information: Southborough, Tunbridge Wells

Southborough lies just a couple of miles north outside the historic spa town of Tunbridge Wells with its big retail names and its Georgian colonnade, the Pantiles, offering a vibrant café culture. It also sits just south of Tonbridge, with the A26 passing through it offering easy access to the A21 which leads to the M25. Southborough Hub with its new medical centre, library, theatre/hall, coffee shop, community rooms, and town council offices, together with retail space is within walking distance of Castle Street. The Yew Tree and Ridgeway Playing Fields are also close by, with open green spaces for walking and recreational sport. There are also allotments either side of the fields allowing you to grow your own fruit and vegetables on your doorstep. Southborough Common, situated north of the village, is a conservation area where cricket has been played for more than 200 years. If you're a runner, dog owner or casual walker, the woodland area of the Southborough Common, nestled behind St. Peters Church, is a very beautiful space. Ancient and young trees slope down to a stream with access to Holden Pond and Bidborough and Speldhurst villages beyond. Excellent secondary, independent, preparatory, and private schools can be found in both Tunbridge Wells and Tonbridge, while Southborough and Bidborough have their very own primary schools. Castle Street is also within the catchment areas for the 6 highly regarded and sought-after Tunbridge Wells and Tonbridge Grammar Schools. The nearest mainline station to Southborough is at High Brooms with fast and frequent train services to London Charing Cross, London Bridge, Canon Street and Victoria. There are also mainline stations on the same line at Tonbridge and Tunbridge Wells. Tonbridge Station is 2 miles away and with two lines passing through, it provides on average 34 trains a day from Tonbridge to London Bridge in as little as 40-minute journeys. There is also a luxury coach service, which drops up and collects a short walk from the property, straight to Canary Wharf, the city, Embankment, and other central London destinations. It is half the cost of rail travel enabling you to slumber or work using its Wi-Fi connectivity as you travel.

