



# Lambert & Foster



## ROCHDALE ROAD

TUNBRIDGE WELLS | KENT | TN1 2JD

*Beautifully renovated to a high standard by the current owners, this two double bedroom terraced house offers well-presented accommodation including a modern kitchen/breakfast room, utility room, spacious family bathroom, separate dining room, and a comfortable reception room. The property also benefits from a private low-maintenance garden. Ideally located in the popular St James area, it offers easy access to High Brooms mainline station, with Tunbridge Wells around a 20-minute walk away, while Grosvenor and Hilbert Park is within walking distance offering green open space, a café, and a children's play area.*

Guide Price £425,000 - £450,000

FREEHOLD





## 53 ROCHDALE ROAD

TUNBRIDGE WELLS, KENT, TN1 2JD

- Beautifully renovated two double bedroom terraced house
- Contemporary kitchen/breakfast room, complemented by a utility area
- Private low-maintenance garden at the rear
- Walking distance to Grosvenor and Hilbert Park and local amenities
- Excellent location in the St James area with easy access to mainline stations
- Short distance from Tunbridge Well which offers a vibrant mix of amenities

**VIEWING:** By appointment only.  
**Paddock Wood Office:** 01892 832325.

**WHAT3WORDS:** ///prompting.leaned.pouch

**TENURE:** Freehold

### **SERVICES & UTILITIES:**

**Electricity supply:** Mains **Water supply:** Mains

**Sewerage:** Mains **Heating:** Mains Gas

**BROADBAND:** Standard, Superfast and Ultrafast Available

**MOBILE COVERAGE:** Good Outdoor and In-home  
(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

**LOCAL AUTHORITY:** Tunbridge Wells Borough Council

**COUNCIL TAX:** Band C **EPC:** D (63)

**COVENANTS:** None

**FLOOD & EROSION RISK:** **Property flood history:** None

**Rivers and the sea:** Very Low **Surface Water:** Low

**Reservoirs:** Unlikely **Groundwater:** Unlikely

(Visit [flood-map-for-planning.service.gov.uk](https://flood-map-for-planning.service.gov.uk) or enquire with the office for more information).

**PHYSICAL CHARACTERISTICS:** Brick built under a tiled roof



**PARTICULARS, PLANS AND SCHEDULES:** The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

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For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

# Rochdale Road, Tunbridge Wells, TN1

Approximate Area = 916 sq ft / 85 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2026. Produced for Lambert and Foster Ltd. REF: 1435633

**OFFICES LOCATED AT:**

**PADDOCK WOOD, KENT**  
 Tel. 01892 832 325  
 77 Commercial Road,  
 Paddock Wood, Kent TN12 6DS

**WADHURST, EAST SUSSEX**  
 Tel. 01435 873 999  
 Helix House, High Street  
 Wadhurst, East Sussex TN5 6AA

**HYTHE, KENT**  
 Tel. 01303 814 444  
 Hillhurst Farm, Stone St,  
 Westenhangar, Hythe CT21 4HU

**CRANBROOK, KENT**  
 Tel. 01580 712 888  
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