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146 Powder Mill Lane

Tunbridge Wells, Tunbridge Wells, TN4 9DU

A beautifully maintained two-bedroom Victorian semi-detached house, ideally located just 0.4 miles from High Brooms mainline train station. With a perfect balance of period charm and contemporary comforts, this home offers a warm and inviting atmosphere throughout.

Tenure: Freehold

Council Tax Band: C

Energy Efficiency Rating: D

- Two Bedroom Victorian Semi-Detached Home
- Two Reception Rooms With Period Features
- Recently Refurbished Bathroom With Roll-Top Bath & Separate Shower
- Well-Appointed Kitchen With Utility Area
- Principal Bedroom With Cast Iron Fireplace
- Second Bedroom With Built-In Storage Cupboard
- Bright And Inviting Sitting Room
- South-East Facing Rear Garden With Patio Areas
- Convenient Side Entrance
- Only 0.4 Miles From High Brooms Train Station





THE PROPERTY

Approximate Gross Internal Area: 833 Sq Ft / 77.4 Sq M

A beautifully maintained two-bedroom Victorian semi-detached house, ideally located just 0.4 miles from High Brooms mainline train station. With a perfect balance of period charm and contemporary comforts, this home offers a warm and inviting atmosphere throughout.

The ground floor welcomes you via a side entrance into a small hallway with stairs leading to the first floor and stripped wood doors leading off to the reception rooms. The sitting room is fresh and inviting, featuring a double-glazed window to the front, a striking cast iron coal effect gas fireplace, fitted cupboards and shelving within the chimney recesses, and elegant wood effect flooring.

The dining room is well proportioned and connects naturally with the kitchen, creating an ideal space for family living or entertaining. It includes a charming cast iron fireplace, fitted cupboards in the chimney recess, and a deep understairs storage space. A double-glazed window overlooks the rear garden, filling the room with natural light.

The kitchen is thoughtfully designed with a range of wall and base units, stainless steel sink with side drainer, four-ring gas hob with extractor hood, built-in electric oven, and space and plumbing for a dishwasher. It opens to a practical utility area, complete with space for a tall fridge freezer, washing machine, and wall-mounted gas boiler, with a double-glazed window overlooking the garden.

Upstairs, the principal bedroom enjoys a front-facing double-glazed window, a charming cast iron fireplace, and a fitted wardrobe unit. The second bedroom overlooks the rear garden and benefits from a built-in cupboard. A particular highlight is the recently refurbished bathroom, featuring a roll-top bath with telephone-style mixer tap, separate shower enclosure, wash hand basin with drawers, mirror-fronted cabinet, ceiling downlighters, stylish towel radiator, and wood effect flooring.

Outside, a small frontage with a brick retaining wall leads to the entrance door and side access gate. The rear garden faces south-east and is fully enclosed, with a lawn, paved patios, timber storage sheds, and additional seating areas, creating a perfect space for outdoor entertaining or quiet relaxation. Unrestricted on road parking is available on a first come first served basis.

OTHER INFORMATION

Tenure - Freehold

Council Tax Band - C - Tunbridge Wells Borough Council

We advise all interested purchasers to contact their legal advisor and seek confirmation of this information prior to an exchange of contracts.

THE LOCATION

The property is ideally situated close to High Brooms mainline railway station, providing fast and frequent services to both London and the South Coast. Local amenities are excellent, with a variety of independent shops, restaurants, and a well-stocked Co-operative on Silverdale Road, as well as the nearby North Farm Retail Park, home to Marks & Spencer, Asda, and a wide selection of other retailers.

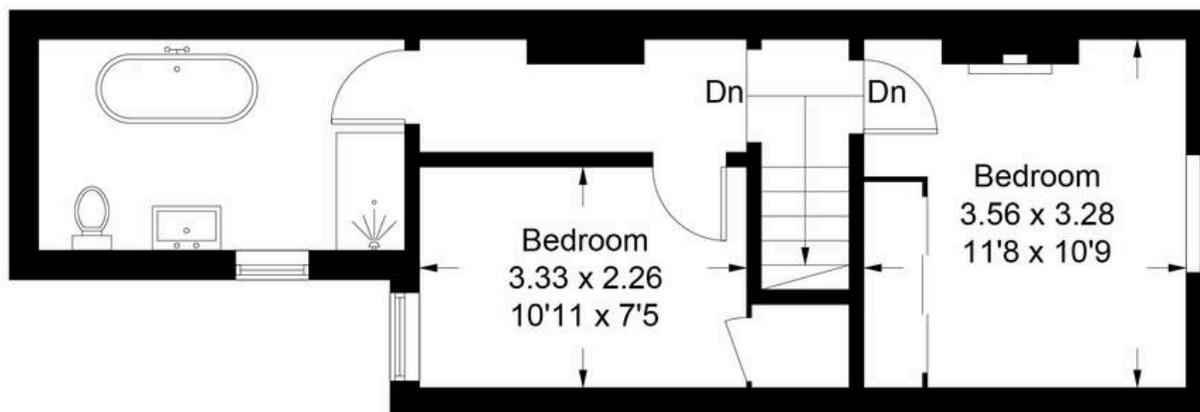
For recreation, the area benefits from several nearby parks, including Grosvenor and Hilbert Road, which has recently been enhanced with a lottery-funded refurbishment. The park offers football pitches, medieval woodland, ornamental lakes, and popular cafés, providing a wonderful space for relaxation and leisure.

The vibrant town centre is just over a mile away and offers an extensive range of social, retail, and educational facilities. Highlights include the Royal Victoria Place Shopping Centre, Calverley Road pedestrian precinct, Mount Pleasant, and The Pantiles. Tunbridge Wells is also well served with schooling at primary, secondary, grammar, and independent levels, many of which are conveniently accessible from the property.

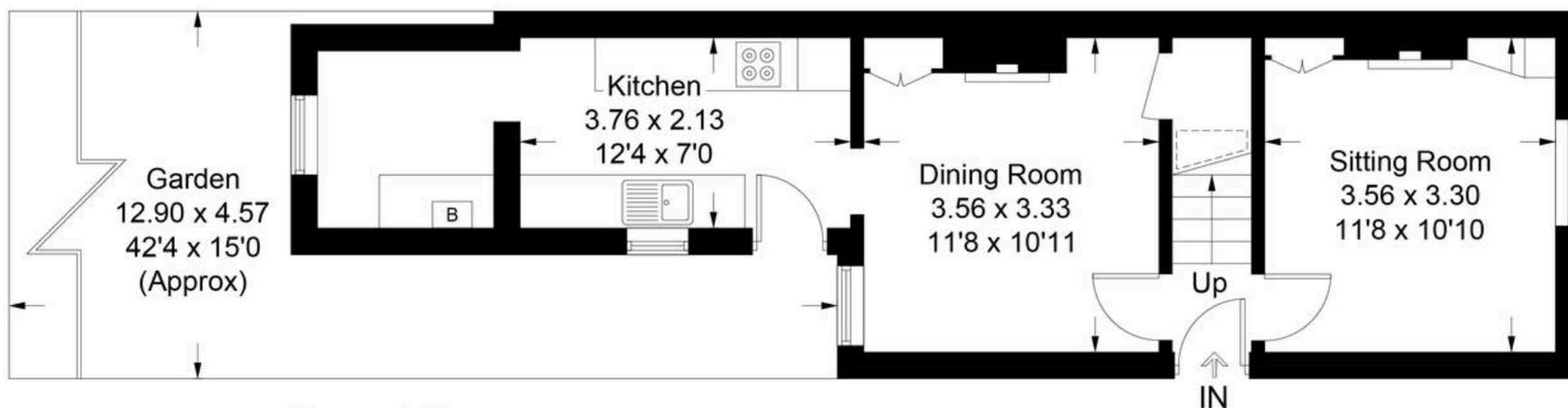


 = Reduced headroom below 1.5m / 5'0

Approximate Gross Internal Area = 77.4 sq m / 833 sq ft



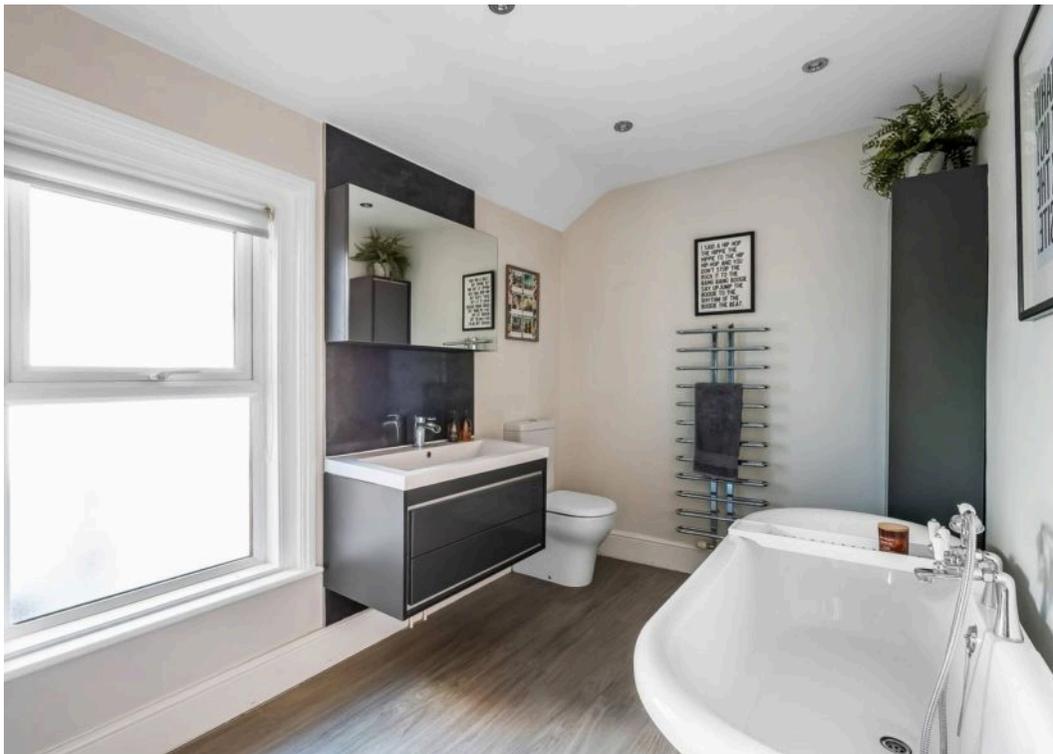
First Floor



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. (ID1280198)

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