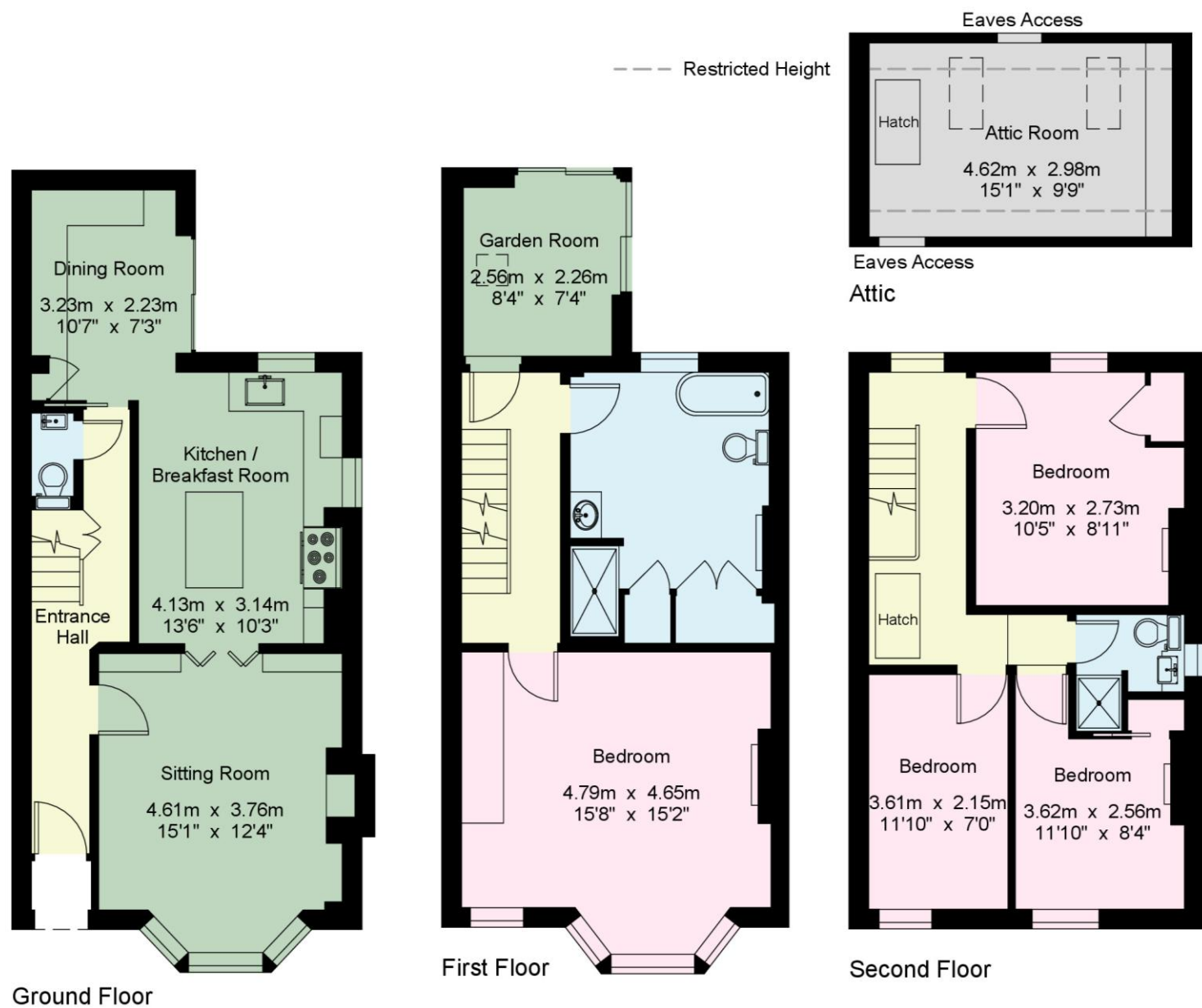




81 St James Park

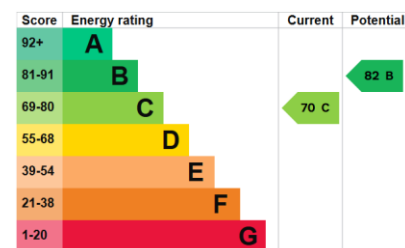
Tunbridge Wells, TN1 2LQ

SUMNER PRIDHAM

81 St James' Park

House - Gross Internal Area : 133.6 sq.m (1438 sq.ft.)

Attic - Gross Internal Area : 13.8 sq.m (148 sq.ft.)



SUMNER PRIDHAM

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A beautifully presented and spacious 4 bed room Victorian House in a family friendly cul-de-sac within walking distance of St James Primary School and town. The house has been significantly improved by the current owners to incorporate the essentials for modern day living whilst retaining the features and proportions of its period. Open planned ground floor layout, modern bath and shower rooms on the first and second floors, outside dining areas plus a good sized garden, unrestricted on-street parking.

Covered Porch, Hall, Cloakroom, Sitting Room, Dining Room, Kitchen/Breakfast Room, Garden Room, 4 Bed rooms, Large Bathroom with Laundry, Shower Room, Attic Room, timber Double Glazed Windows, Gas Fired Central Heating, Outside Dining Area, Front and Rear Gardens with secure side access.

Guide price £760,000 - £780,000 Freehold



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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.



Property Description

- ◆ Substantial semi-detached Victorian house in sought after location.
- ◆ Walking distance to St James Primary School, Hilbert and Grosvenor Recreation Ground (3 mins) and both High Brooms and Tunbridge Wells stations.
- ◆ Designed and significantly remodelled by award-winning Architects for modern day living, with connected kitchen, sitting and dining rooms plus ground floor cloakroom.
- ◆ Feature garden room leading out to designated outside dining area.
- ◆ Large first floor family bathroom with laundry plus second floor shower room.
- ◆ Beautifully prepared first and second floor original floorboards.
- ◆ Arched recessed covered porch with front door giving access to hall with attractive tiled floor and dado rail.
- ◆ The tiling continues into the cloakroom with wall hung washbasin, WC with hidden cistern and air extractor.
- ◆ The sitting room is bathed in natural light from low silled 3 bay sash window to the front, decorated with picture rail, fireplace surround with log burning stove.
- ◆ Bookcases either side of folding doors lead into the kitchen.
- ◆ The modern kitchen is fitted with worksurfaces over 2 walls with matching island/breakfast bar.
- ◆ Inset stainless steel sink beneath window with view to attractive courtyard area, range cooker set in former chimney breast recess, air extractor, comprehensive range of cupboards plus cutlery and saucepan drawers, pull out bin and pantry cupboard.
- ◆ Appliances include integrated dishwasher and microwave.
- ◆ The dining room has been carefully planned with space saving cushioned benches on two sides with hinged storage, feature tall sliding glazed doors out to an attractive courtyard area, pocket door to the hall with matching tiled floor.



- ◆ Staircase from the hall leads to the first floor landing with beautifully finished original floorboards and a continuation of the period staircase to the second floor.
- ◆ To the rear there is a garden room with floor to ceiling windows and sliding doors on two sides leading out to a designated outside dining area.
- ◆ Bathroom is of good size with standalone claw foot bath, upstand wash basin, chest of drawers, walk-in deep shower cubicle with drench and handheld showers, traditional style WC, half tiled walls and tiled floor, window to rear.
- ◆ Double doors give access to a laundry area with plumbing for washing machine and space for tumble dryer above, to the side there is a designated drying area with a humidity triggered air extractor, separate store cupboard to side.
- ◆ Double bedroom to the front of the house, features a sash and a bay window, attractive set of triple wardrobe cupboards and a period fireplace surround.
- ◆ Staircase to second floor landing with continuation of the attractive original floorboards, dado rail, and sash window overlooking the rear garden.
- ◆ Folding wooden ladder steps lead to a fully insulated room with painted floor plastered ceilings and 2 skylights and access to eaves storage.
- ◆ Bedroom 2 has views over the rear garden, tall, shelved storage cupboard and picture rail.
- ◆ Bedroom 3 is to the front of the house with attractive floorboards and picture rail.
- ◆ Bedroom 4 also with sash window to the front, picture rail and pocket sliding door giving access to built in wardrobe and shelved cupboard.
- ◆ Shower room with modern shower cubicle drench and handheld showers and air extractor, wall mounted cabinet, low level WC with hidden cistern, tiled floor and walls plus window.

Outside

- ◆ To the front of the property there is a path to the porch with mature shrubs providing privacy and a designated area providing buggy store and access to the side of the property to a secure wrought iron gate.
- ◆ The rear garden is arranged in 3 zones.
- ◆ **First zone** is accessed via sliding doors from the dining room, with matching tiled area which promotes in and out living and has been decorated with mature planters.
- ◆ From here there are steps leading to the **second level zone** designed to be an outside dining area with designated bench seating and BBQ area.
- ◆ **Zone 3** is the remainder of the garden which is laid mainly to lawn with low-maintenance, climate resilient planting; fruit shrubs and dwarf trees.

Practicalities

- ◆ The significant restoration of the property started in 2021 and included remodelling the internal accommodation plus the construction of an attractive 2 storey brick built extension with timber cladding in the 'vernacular barn' appearance.
- ◆ Windows have been attractively replaced with timber double glazed sashes.
- ◆ The well-designed kitchen was installed in 2025 and the gas fired boiler replaced in 2023.

Viewing

Strictly by appointment only through sole agents Sumner Pridham
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