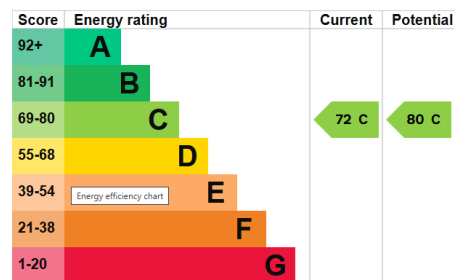


Third Floor

50 Chancellor House

Apartment - Gross Internal Area : 104.0 sq.m (1119 sq.ft.)

Garage - Gross Internal Area : 13.4 sq.m (144 sq.ft.)



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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.



50 Chancellor House

Mount Ephraim, TN4 8BT

SUMNER PRIDHAM

A spacious 3 bedroom third floor apartment in one of Tunbridge wells premier block of apartments and set in beautiful 5-acre grounds. The apartment benefits from an east, south and west aspect, well-proportioned rooms, porter and its own garage. Concierge 8 to 4.30 pm 7 day a week.

Foyer, Lift and Staircase to third floor, Hall, Sitting Room, Dining Room, Kitchen, Utility Room (former bedroom), 2 Double Bedrooms, Bathroom, separate WC, Gas Fired Central Heating, Double Glazed windows, beautiful Communal Garden, Visitor Parking and Garage.

Guide price £375,000 Share of Freehold *Chain Free*





Property Description

- ◆ Spacious and versatile third floor apartment in one of Tunbridge Wells premier blocks.
- ◆ Convenient location within walking distance to common and town centre.
- ◆ Impressive foyer with porters office, seating, and large picture window with views to the garden.
- ◆ Well-proportioned rooms with tall ceilings.
- ◆ Sunny and attractive aspects from all rooms.
- ◆ Staircase and lift to third floor.
- ◆ Front door to spacious hall, coved ceiling, centre roses and 2 pendant light fittings, cloaks and linen cupboards.
- ◆ Cloakroom with low level WC hidden cistern, wall hung washbasin and window.
- ◆ Sitting room enjoying south and west outlooks, tiled fireplace surround with marble inset, coved ceiling.
- ◆ Separate dining room with coved ceiling and westerly aspect.
- ◆ Kitchen fitted with a range of worksurfaces on three walls with comprehensive range of cupboards and drawers beneath matching wall mounted cabinets, tiled walls, stainless steel sink and drainer beneath southerly facing window.
- ◆ Appliances include Neff electric oven, fridge/freezer, ceramic Hotpoint hob with extractor above.



- ◆ Former bedroom 3 now a utility room with plumbing for washing machine and dishwasher and place for larder fridge.
- ◆ Wall to wall range of cupboards and southerly facing window.
- ◆ Double bedroom 1 with a dual aspect east and south, pair of double wardrobe cupboards providing hanging space, shelving and chest of drawers.
- ◆ Double bedroom 2 with southerly facing window and a pair of fitted wardrobe cupboards with hanging space and fitted chest of drawers.
- ◆ Bathroom comprising panelled bath, shower attachment and screen, pedestal washbasin, low level WC, heated towel rail, half tiled walls and tiled floor and window.

Outside

- ◆ Garage: the property benefits from its own garage with up and over door, power and light connected.
- ◆ Chancellor House enjoys an exceptional setting with park like grounds with mature trees and notable ancient Cedar.
- ◆ The grounds are beautifully maintained with separate allocated areas for parking.

Location

- ◆ Highly sought after location set behind Mount Ephraim, with its views across Tunbridge Wells common.
- ◆ The central station is 0.7 miles distant, and the Victoria Shopping Centre and historic Pantiles are 0.8 miles away.

Practicalities

- ◆ Share of freehold
- ◆ 999 years lease commenced 1st January 1978
- ◆ Service Charge: £665.41 per month which includes central heating, plus hot and cold water, Chancellor House has a communal gas fired boiler.
- ◆ Ground Rent: £0
- ◆ Council Tax Band D

Viewing

Strictly by appointment only through sole agents Sumner Pridham
01892 516615 info@sumnerpridham.co.uk

