

10 Phoenix Yard, Tunbridge Wells





10 Phoenix Yard, Tunbridge Wells TN4 9FL

Stylish 4- bedroom town house with parking in sought-after central location

Accommodation Summary

- Terraced town house (built 2019)
 - 4 double bedrooms
- Open plan kitchen/living/dining room
 - Ground floor cloakroom
 - First floor bathroom
- Second floor shower room
 - Courtyard garden
- 2 allocated parking spaces
- New build warranty (3 years remaining)
 - Chain free



Tel: 01892 514 189

49 - 51 London Road, Southborough, Tunbridge Wells, Kent TN4 0PB

natalie@flyingfishproperties.co.uk

www.flyingfishproperties.co.uk



Tucked away on a quiet private road, this fantastic home is also a stone's throw from excellent schools, superb transport links, and the town centre's shops and restaurants.

Arranged over three floors, a smart industrial style offers an internal layout and flow that is ideal for family life.

Accessed across its neat, paved forecourt, there are two allocated parking spaces to the side.

Stepping inside, past a useful guest cloakroom, the fabulous kitchen/living/dining room, which is the heart of the home, is at the rear. It is flooded with light from a wall of glass with sliding doors that can lie open to extend the living space into the courtyard garden in the warmer months.

With plenty of well-defined space for seating and dining, the space is perfect for entertaining and everyday family living. It has ample room for family sofas and additional furniture.

The open plan kitchen area is beautifully finished and fully equipped as you would expect from a house of this quality. Light bounces off the gleaming Quartz countertops which contrast beautifully with the mixed tone handleless cabinetry that houses the integrated Neff appliances. The peninsula has a breakfast bar overhang for your morning coffee, and the sink is placed under its shuttered front window which overlooks the quiet communal courtyard.

Climbing the stairs to the first floor and to the rear, is the spacious principal bedroom, or a second reception room, depending on your family needs. French doors open to a Juliet balcony and there is a fitted corner open shelf unit.

Behind is bedroom four with a large, shuttered window flooding the space with light.

The family bathroom sits at the rear of the landing with a shower over its tiled panel enclosed bath and a vanity unit with a wash hand basin, concealed cistern WC, and storage.

Up a further flight of stairs to the second floor there is another spacious double bedroom to the front, currently set up as a home office, and a bedroom behind with a wall of fitted cabinetry.

A shower room and a utility cupboard with space and plumbing for an appliance on the landing completes the floor.

Outside the wonderfully low maintenance courtyard garden is a safe sanctuary for children and pets and is perfect for seating and summer dining.

This fantastic home delivers a family friendly contemporary style of living in a central location that you could move straight in and enjoy. A must see!





Kitchen/Living/Dining Room: rear aspect double glazed picture windows, rear aspect sliding glazed doors, front aspect double glazed window with shutters, eye and base level mixed tone handleless cabinetry, Quartz countertops, peninsula breakfast bar overhang, integrated fridge, integrated Neff dishwasher, integrated Neff oven, Neff induction hob, glass splashback, extractor hood, sink with mixer tap, wooden effect flooring with underfloor heating.

First Floor:

Bedroom 1: rear aspect French doors opening to Juliet balcony, fitted corner open shelf unit, radiator.

Bedroom 4: front aspect double glazed window with shutters, radiator.

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

Second Floor:



Bedroom 2: front aspect double glazed windows with shutters, radiator.

Bedroom 3: rear aspect double glazed window with shutters, fitted wardrobes, radiator.

Shower Room: rear aspect opaque double glazed window, shower enclosure with wall mounted shower attachment, vanity unit with wash hand basin and mixer tap over, cupboard under, concealed cistern WC, heated towel rail, part tiled walls, tiled flooring.

General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

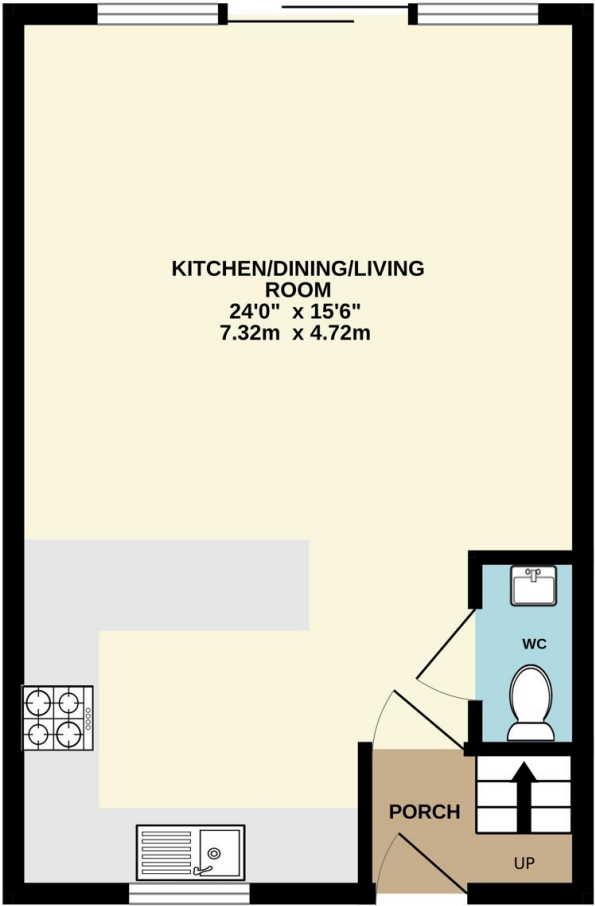
Council tax: Band E (£2,979.23)

EPC: B (84)

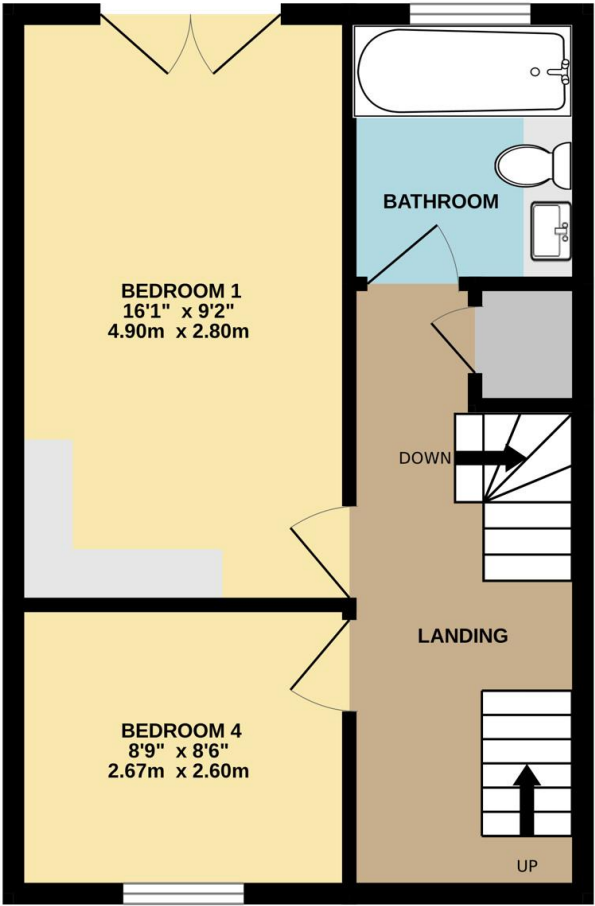
Service charge for communal areas: £330.00 P/A



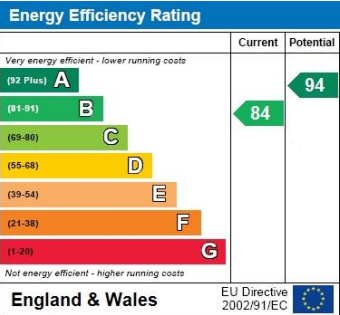
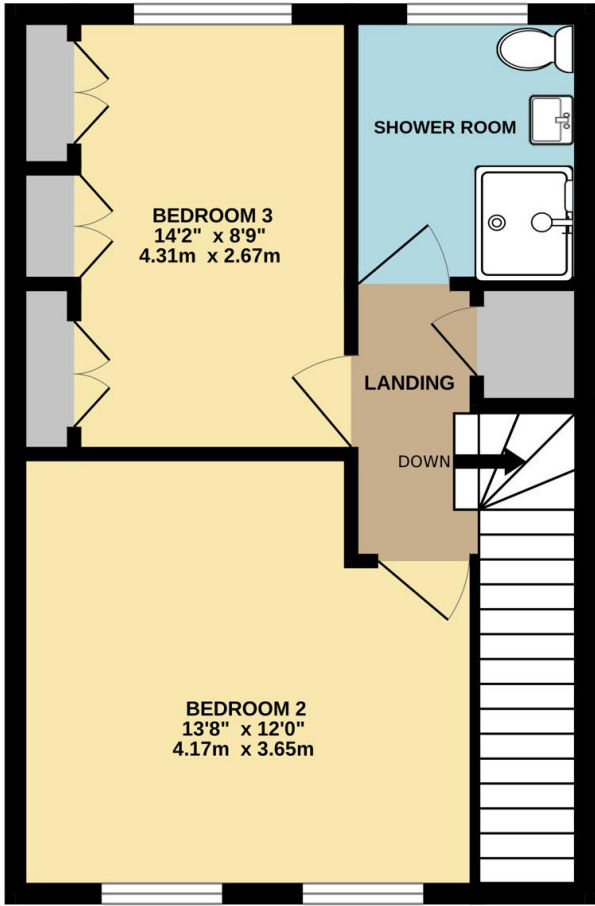
GROUND FLOOR
373 sq.ft. (34.6 sq.m.) approx.



1ST FLOOR
373 sq.ft. (34.6 sq.m.) approx.



2ND FLOOR
373 sq.ft. (34.6 sq.m.) approx.



APPROX TOTAL AREA 1163 SQ.FT / 108 SQ.M

TOTAL FLOOR AREA : 1163sq.ft. (108.0 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.
Made with Metropix ©2026



AREA INFORMATION: Tunbridge Wells, Kent

Tunbridge Wells, steeped in royal history and architectural heritage, also provides a wealth of modern-day shopping, entertaining and recreational facilities.

As it is a mere 30 miles south of London and sits amidst glorious Kent countryside it is a highly sought-after area for property owners.

The historic Pantiles offers a vibrant al fresco café culture with independent boutiques stretching up to the old High Street. Your every shopping need is satisfied, however, as the more modern-day Royal Victoria Place Shopping Centre offers comprehensive shopping facilities from department stores and national chains.

Excellent local primary schools such as St John's Primary School, St Augustine's RC Primary School, Holmewood House, Rose Hill and The Wells Free School sit alongside the highly regarded and sought-after girls' and boys' grammar schools. With a number of additional exceptional state secondary schools in its borough and the renowned Tonbridge and Sevenoaks Schools on its doorstep, parents are definitely spoilt for choice.

Recreational amenities such as Hilbert & Grosvenor, St John's, and Dunorlan Parks, Calverley Grounds, the Assembly Hall Theatre, Nevill Golf Club and St Johns Sports Centre offer an abundance of leisure facilities.

With its two stations, High Brooms and Tunbridge Wells, Tunbridge Wells is a commuters dream as even in off-peak there are up to four trains an hour to London Charing Cross in 50-minute journey times or less.

Finally, the M25 with its links to Gatwick and Heathrow Airports is accessible via the A21 which lies just north of Tunbridge Wells.

