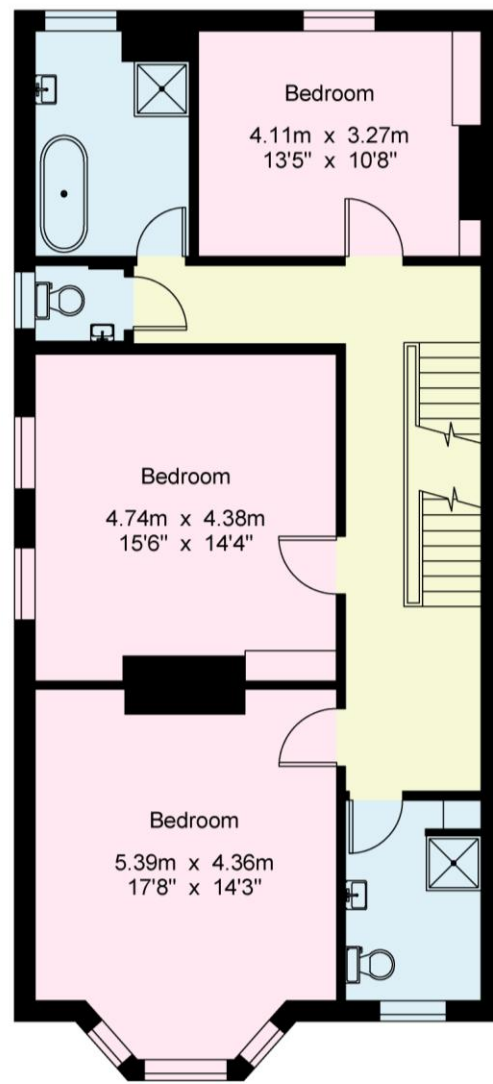
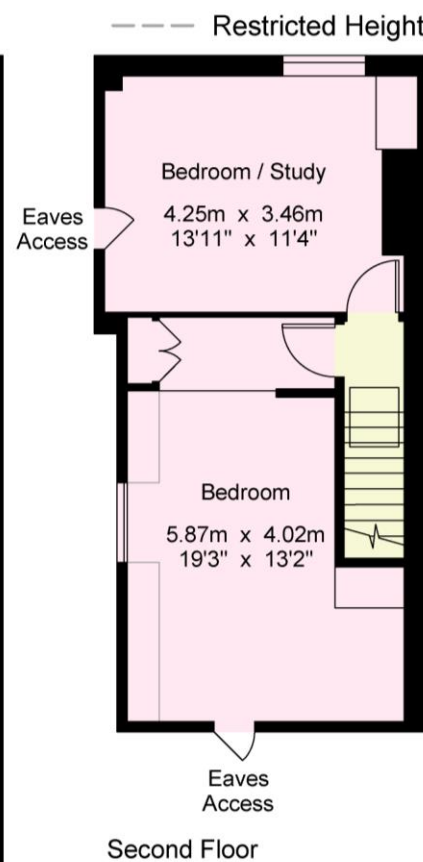


Ground Floor



First Floor

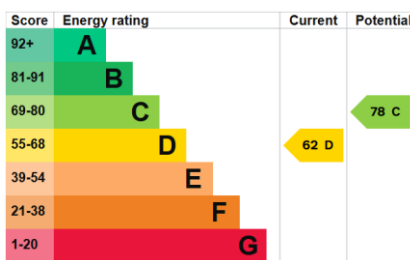


Second Floor

## 113 Upper Grosvenor Road

House - Gross Internal Area : 225.3 sq.m (2425 sq.ft.)

Approx. Garden Dimensions : 17.33m (56'11") x 9.22m (30'3")



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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.



## 113 Upper Grosvenor Road

Tunbridge Wells, TN1 2EA

**SUMNER PRIDHAM**

A handsome semi-detached Victorian villa (circa 1861) updated for modern day living whilst retaining spacious well-proportioned rooms of the period, making it an ideal family house within walking distance of schools and town centre. Further benefits include a superb kitchen/family room with French doors out to a sunny private garden and multiple off-road parking to the front.

Wide steps up to a deep Recessed Porch, spacious Hall, Cloakroom, Sitting Room, Snug/Playroom, Kitchen/Dining Room, 5-Bedrooms, 2 Bathrooms, Gas Fired Central Heating, Double Glazed Wooden Sash Windows, rear Garden with side access, Multiple Off-Road Parking.

Guide price **£1,350,000** Freehold





- ◆ Range cooker in tiled chimney recess with sash windows either side, double ceramic sink unit.
- ◆ Dining area features a chimney breast with shelved recesses either side.
- ◆ Attractive floorboards which continue into the utility room with plumbing for washing machine and space for tumble dryer.
- ◆ Stunning period staircase spanning 3 floors.
- ◆ Bedroom 1 features an attractive wide bay window the front.
- ◆ Adjacent shower room with walk in shower cubicle, wash basin with cupboard beneath, low level WC, floor to ceiling cupboard, sash window to the front.
- ◆ Bedroom 2 is a light room with 2 sash windows to the side and original built in wardrobe cupboard.
- ◆ Bedroom 3 with sash window overlooks the rear garden and includes original built in cupboard.
- ◆ Well-appointed bathroom featuring a standalone claw foot bath, walk in shower cubicle with sliding glass door, washbasin with panelled cupboard beneath, mirror and wall lights above, sash window to the rear.
- ◆ Separate WC with low level WC, washbasin and sash window.
- ◆ Continuation of staircase to second floor landing with large skylight.
- ◆ Bedroom 4 with dormer window to the side, built-in wardrobe cupboard and door through to a useful walk-in boarded attic.
- ◆ Bedroom 5 sash window overlooking the rear garden and eaves storage cupboard.

#### Outside

- ◆ **Front:** the property is elevated and screened from the road and benefits from brick paved driveway providing multiple off-road parking.
- ◆ Useful area to the side of the property for bin storage, covered area for bikes etc.
- ◆ **Rear:** Quiet and completely private garden benefitting from sun midday onwards.
- ◆ French door lead out to a sheltered paved patio steps lead up to a level lawn and a curved brick path to a useful garden shed.
- ◆ Mature shrubs and evergreen provides excellent privacy.
- ◆ Outside light and power.

#### Situation

- ◆ The property is conveniently located to the town within walking distance of High Brooms Station, St John's and Grosvenor Parks plus the Victoria Shopping Centre .
- ◆ Within a mile of the towns popular restaurants, cafes, bars and Tunbridge Wells station.
- ◆ Local schools including the Grammars Schools are around half a mile away along with a number of nursery schools.

#### Viewing

Strictly by appointment only through sole agents Sumner Pridham  
01892 516615 [info@sumnerpridham.co.uk](mailto:info@sumnerpridham.co.uk)

### Property Description

- ◆ Magnificent halls adjoining Victorian family house.
- ◆ Well-proportioned rooms with accommodation over 3-floors.
- ◆ Private sunny rear garden with French door access from the kitchen/dining room.
- ◆ Ideal location within walking distance to the town centre and schools including Grammars.
- ◆ Less than a mile from the central station and on local bus route.
- ◆ Wide steps lead up to an impressive, recessed porch, front door with period stained glass inset leading into to hall.
- ◆ Spacious hallway incorporates excellent range of storage cupboards and a fabulous period staircase spanning three floors with original curved handrail.
- ◆ Cloakroom, low level WC with concealed cistern and washbasin.
- ◆ Bay fronted sitting room incorporating double glazed wooden sash windows, fireplace with detailed mantelpiece, tiled hearth wood burning stove, fabulous centre rose ready to receive a chandelier to suit the tall ceiling, wooden floorboards that also continue into the hall.
- ◆ Playroom/Snug 'an essential' with a growing family! sash window to side and pair of floor to ceiling shelved cupboards either side a former fireplace recess, exposed floorboards.
- ◆ The superb kitchen/dining room benefits from a dual aspect with French doors leading out to the sunny rear garden, well-proportioned with a continuation of the tall ceilings, cleverly designed with ample space for a large dining table and chairs in front of the French doors, the kitchen is sympathetically fitted with attractive cabinets.
- ◆ Excellent range of bespoke cabinets plus a large island with matching Iroko wooden worktop.