

First Floor

## 69a Mount Ephraim

House - Gross Internal Area : 54.6 sq.m (587 sq.ft.)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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.



## 69A Mount Ephraim

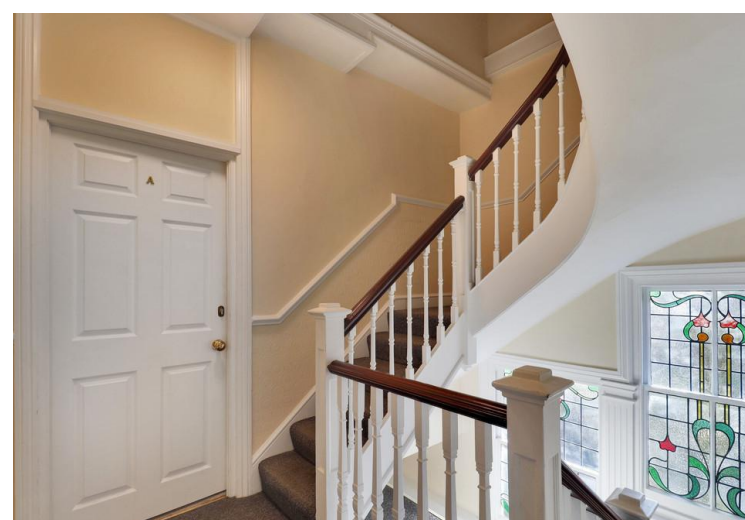
Tunbridge Wells, TN4 8BG

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A beautifully presented first floor apartment in a period building in a prominent position enjoying southerly views over Tunbridge Wells common. Features include upgraded well-appointed kitchen and bathroom, bespoke fitted furniture, Farrow and Ball decor, floor to ceiling windows bathing the principle rooms in natural sunlight, convenient location within walking distance of mainline station and Pantiles.

Attractive Communal Hall and staircase to first floor, Hall, Sitting/dining Room, well fitted Kitchen, recently upgraded Bathroom, Double Bedroom, Gas Fired Central Heating, Permit Parking.

**Guide price £275,000 - £295,000 Leasehold**

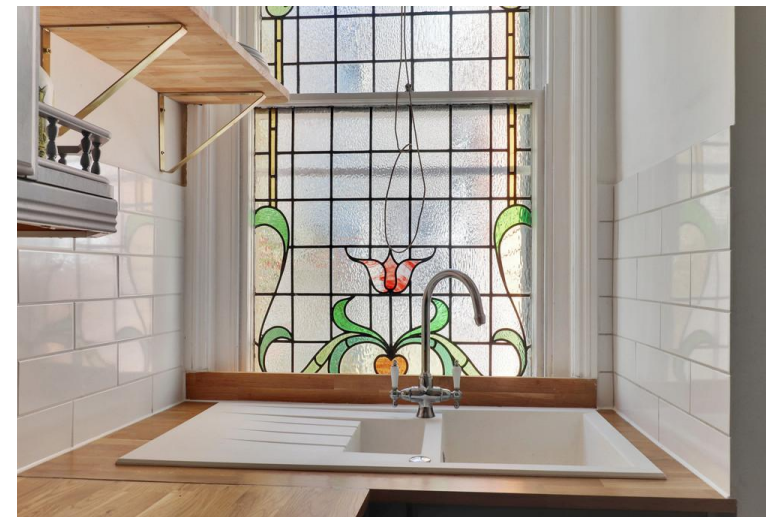






### Property Description

- ◆ Double doors into communal vestibule and hall with beautiful staircase leading to the first floor with etched glass sash windows to the side.
- ◆ Front door into hall fitted with shelved cupboard also housing consumer unit and meter.
- ◆ Large and well proportioned sitting/dining room featuring a bay with floor to ceiling sash windows with southerly views over Tunbridge Wells Common.
- ◆ The room has been fitted a bespoke range of fitted furniture to one wall which includes a neat, concealed workstation in one corner.
- ◆ This beautiful room has been decorated in Farrow and Ball Teal Blue and benefits from a tall ceiling picture rail and moulded cornicing and retains the period fireplace.
- ◆ The double bedroom also has a bay with sash windows and views over the common with a southerly aspect for sunlight, corner display shelving and useful built in double wardrobe cupboard.



- ◆ The kitchen has been upgraded with solid wooden worksurfaces arranged over 3 walls incorporating gas hob with electric oven underneath, range of fitted cupboards with matching wall mounted cupboards, also housing extractor fan.
- ◆ One and a half sink unit sits beneath a beautiful stained glass sash window, half tiled walls above the worksurfaces, gas fired boiler providing central heating and domestic hot water, space and plumbing for washing machine.
- ◆ Recently upgraded shower room with walk in shower, drench and handheld showers, glass screen, low level WC, pedestal washbasin, towel rail and featuring stained glass sash window.

### Practicalities

- ◆ 125 year lease from January 1999.
- ◆ Service charge £900 per annum.
- ◆ Managed by Warden House Management.
- ◆ Council tax band A.
- ◆ Permit Parking.

### Viewing

Strictly by appointment only through sole agents Sumner Pridham  
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