



Lambert & Foster



ROCHDALE ROAD

TUNBRIDGE WELLS | KENT | TN1 2JD

Beautifully renovated to a high standard by the current owners, this two double bedroom terraced house offers well-presented accommodation including a modern kitchen/breakfast room, utility room, spacious family bathroom, separate dining room, and a comfortable reception room. The property also benefits from a private low-maintenance garden. Ideally located in the popular St James area, it offers easy access to High Brooms mainline station, with Tunbridge Wells around a 20-minute walk away, while Grosvenor and Hilbert Park is within walking distance offering green open space, a café, and a children's play area.

Guide Price £425,000

FREEHOLD





53 ROCHDALE ROAD

TUNBRIDGE WELLS, KENT, TN1 2JD

- Beautifully renovated two double bedroom terraced house
- Contemporary kitchen/breakfast room, complemented by a utility area
- Private low-maintenance garden at the rear
- Walking distance to Grosvenor and Hilbert Park and local amenities
- Excellent location in the St James area with easy access to mainline stations
- Short distance from Tunbridge Well which offers a vibrant mix of amenities

VIEWING: By appointment only.

Paddock Wood Office: 01892 832325.

WHAT3WORDS: ///prompting.leaned.pouch

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Mains Gas

BROADBAND: Standard, Superfast and Ultrafast Available

MOBILE COVERAGE: Good Outdoor and In-home

(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

LOCAL AUTHORITY: Tunbridge Wells Borough Council

COUNCIL TAX: Band C **EPC:** D (63)

COVENANTS: None

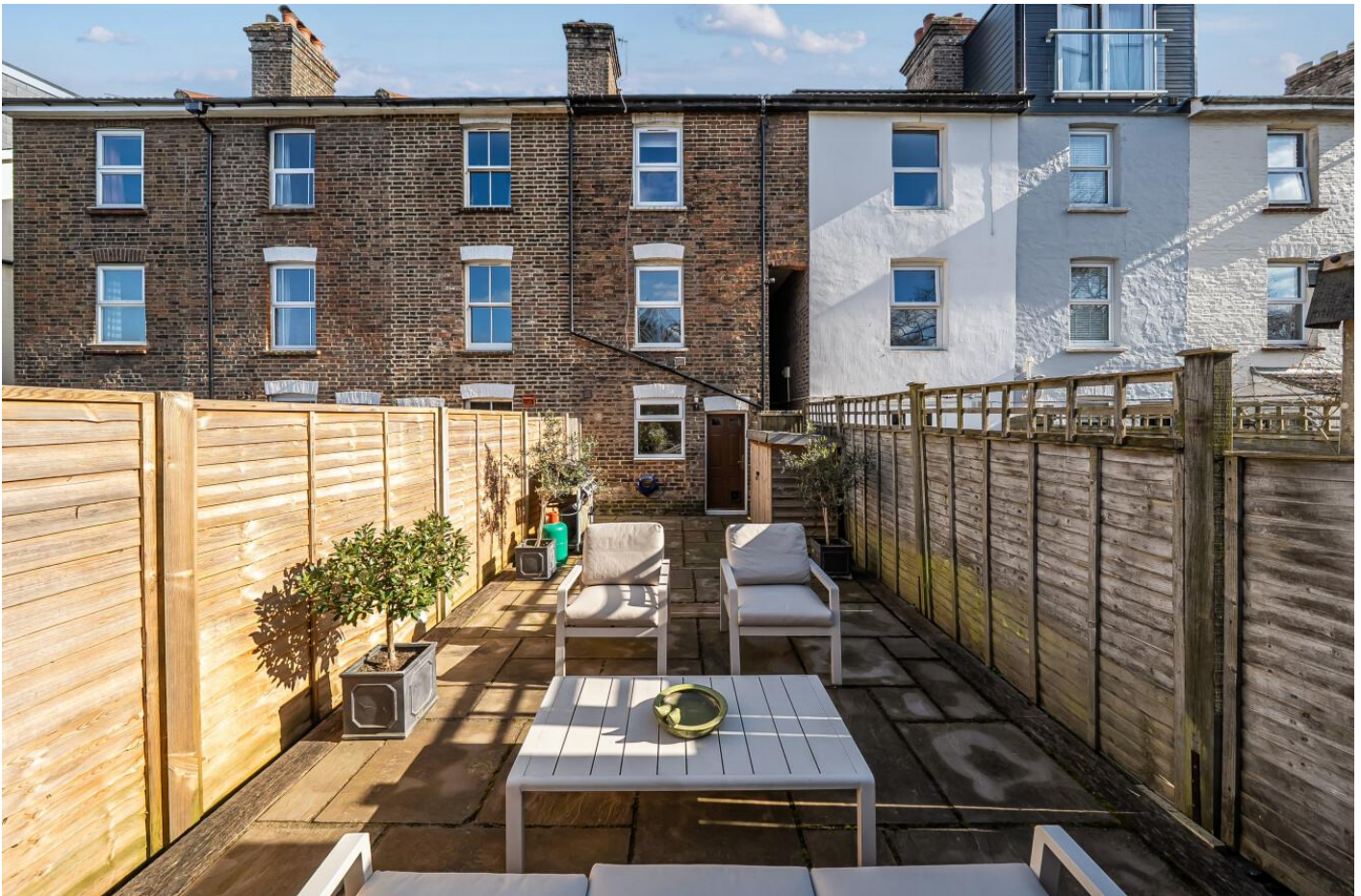
FLOOD & EROSION RISK: **Property flood history:** None

Rivers and the sea: Very Low **Surface Water:** Low

Reservoirs: Unlikely **Groundwater:** Unlikely

(Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information).

PHYSICAL CHARACTERISTICS: Brick built under a tiled roof



PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

IMPORTANT NOTICE: Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct. Any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property.

In accordance with the Digital Market, Competition and Consumers (DMCC) Act 2024, we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.

MONEY LAUNDERING REGULATION: In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/purchasers.

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

Rochdale Road, Tunbridge Wells, TN1

Approximate Area = 916 sq ft / 85 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Lambert and Foster Ltd. REF: 1435633

OFFICES LOCATED AT:

PADDOCK WOOD, KENT
Tel. 01892 832 325
 77 Commercial Road,
 Paddock Wood, Kent TN12 6DS

WADHURST, EAST SUSSEX
Tel. 01435 873 999
 Helix House, High Street
 Wadhurst, East Sussex TN5 6AA

HYTHE, KENT
Tel. 01303 814 444
 Hillhurst Farm, Stone St,
 Westenhangar, Hythe CT21 4HU

CRANBROOK, KENT
Tel. 01580 712 888
 Weald Office, 39 High Street
 Cranbrook, Kent TN17 3DN

PROPERTY PROFESSIONALS FOR 125 YEARS



RICS

arla | propertymark

naea | propertymark



**Lambert
& Foster**