



KINGS ESTATES

PROFESSIONALS IN PROPERTY



47 Auckland Road

Tunbridge Wells

Kings Estates are pleased to present this beautifully renovated three-bedroom Victorian semi-detached home in sought-after St James', with two reception rooms, two bathrooms and no onward chain.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

- No Onward Chain
- Beautifully renovated three-bedroom Victorian semi-detached home
- Impressive top-floor principal bedroom suite
- Two stylish bathrooms including an en-suite
- Two separate and versatile reception rooms
- Bespoke media wall with electric fire and fitted storage
- Well-appointed kitchen with integrated appliances
- Low-maintenance landscaped garden with composite decking
- Popular St James' location close to parks and schools





Kings Estates are pleased to present this beautifully renovated three bedroom Victorian semi-detached home, situated in the highly sought-after St James' area of Tunbridge Wells and offered with no onward chain. Arranged over three floors, the property has been thoughtfully improved by its current owners to create a stylish yet practical home with versatile accommodation and quality finishes throughout. A side entrance opens into the hallway, where stairs rise to the first floor and doors lead into the two reception rooms. At the front, the inviting sitting room enjoys plenty of natural light from its attractive window, while a bespoke media wall incorporates display alcoves, fitted cupboards and a contemporary electric fire to form an impressive focal point.

The separate dining room offers ample space for a family dining table and additional furniture, together with useful understairs storage and a window overlooking the garden. An open doorway provides a natural connection to the well-appointed kitchen, creating a sociable arrangement for everyday family life and entertaining. The kitchen is fitted with a range of wall and base units with integrated appliances including an oven, electric hob, and fridge. Beyond the kitchen is a useful utility area with a washing machine, and a door opening directly onto the garden. A modern ground-floor family bathroom completes this level and features a bath with shower above, wash basin, WC, heated towel rail and stylish tiled finishes. The first floor provides two comfortable good sized bedrooms, one positioned at the front and the other overlooking the rear garden. Occupying the converted top floor is the impressive principal bedroom, a peaceful and private retreat with rooftop views across Tunbridge Wells, useful eaves storage and a contemporary en-suite shower room with a walk-in shower, wash basin with storage, WC, heated towel rail and roof window.

Outside, the landscaped rear garden has been designed to provide an attractive yet easily maintained outdoor space. A raised planted bed brings colour and greenery, while the generous composite decked terrace offers plenty of room for outdoor seating and dining, making it ideal for summer barbecues and relaxed evenings with friends and family. Side access, outside lighting and a water tap add further convenience, with unrestricted on-street parking available along Auckland Road.

OTHER INFORMATION

COUNCIL TAX BAND – C (Tunbridge Wells Borough Council)

TENURE – Freehold

We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.

THE LOCATION

The property is located in the popular St. James's area of Royal Tunbridge Wells. Tunbridge Wells is the only spa town in the Southeast of England, with elegant architecture and a variety of cultural, entertainment and shopping attractions, including the historic Pantiles, historic Pantiles, known for its charming Georgian colonnade, summer Jazz festivals, regular food and craft markets and Chalybeate Spring; there are two theatres locally, an abundance of cafés and restaurants and a mixture of national multiple retailers and independent shops.

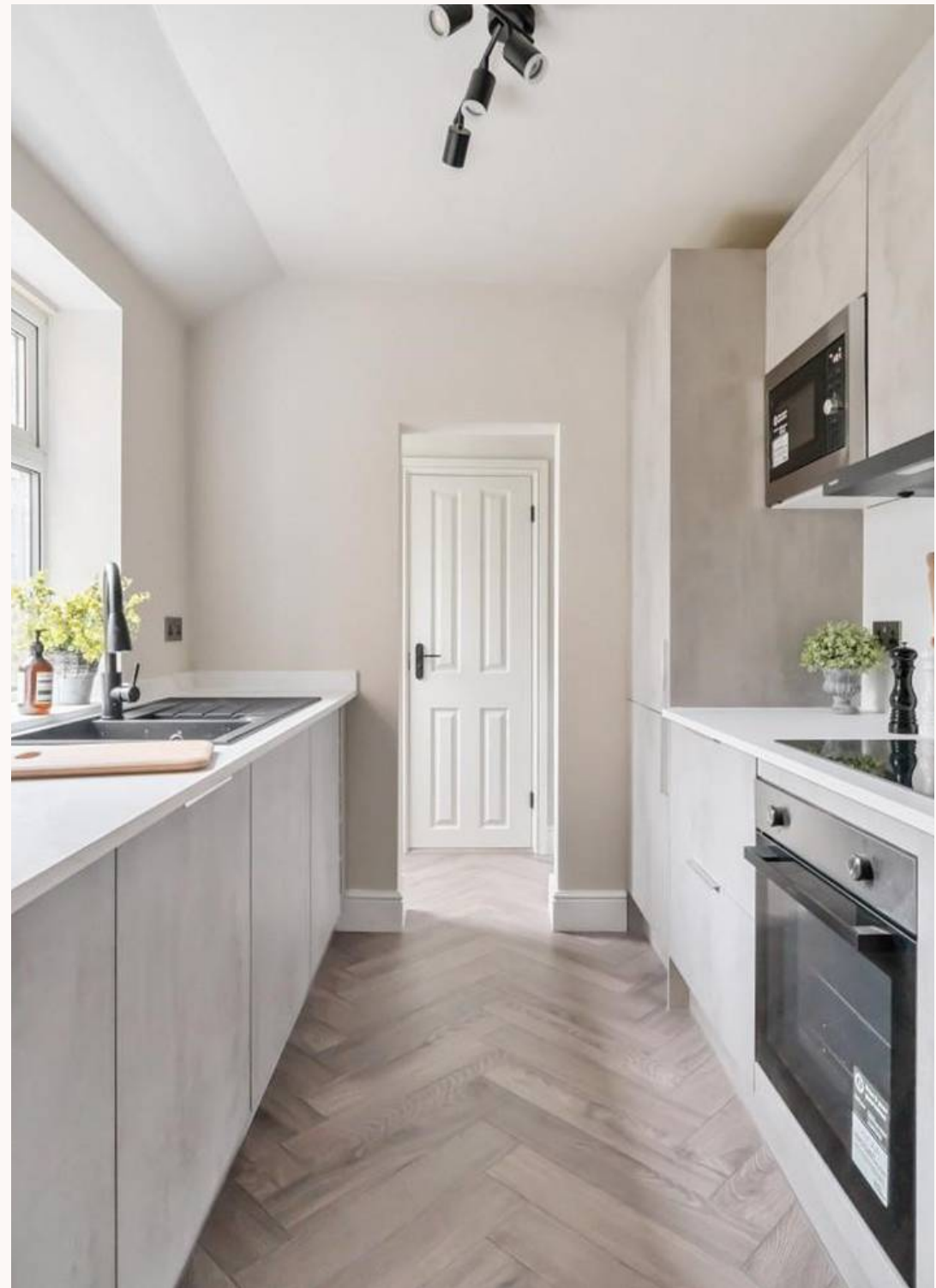
Amenities: The house is located nearby to very good amenities in an enviable position in Tunbridge Wells, close to the Royal Victoria Place shopping centre. Royal Victoria Place features a 3 floor Fenwick's department store, a 2 floor Marks and Spencer and around 110 other stores. For post retail shopping the centre contains over 20 different places to eat and drink and also in the local area is the pantiles, which offers traditional pubs to stylish restaurants including The Ivy. Throughout the year there are a number of events including the food festival, as well as Jazz on the Pantiles from May through to September.

Recreational Amenities: Grosvenor & Hilbert Park which this house is very close to, Dunorlan and Grosvenor Parks, Calverley Grounds, the Assembly Hall Theatre, Nevill Golf Club and St Johns Sports Centre offer an abundance of leisure facilities.

Mainline Rail: High Brooms (about 0.7 miles), Tunbridge Wells (about 1 miles), with fast and frequent services to London Charing Cross (via London Bridge and Waterloo East) and Cannon Street with journey times from 50 minutes. The Centaur Commuter Coach service also stops on Rusthall High Street.

Communications: The A26 joins the A21 just North of the town, linking through to the M25 (junction 5) London orbital motorway, and thereby to the national motorway network, and to the South coast. Gatwick Airport is about 23 miles to the West, accessible via the motorway or via the A264.

State and Private Schools: There are many highly-regarded schools in the vicinity, including Skinners, TWGGS, TWGSB, Bennett Memorial Diocesan and St Gregory's secondaries and the popular St James Primary School and Rose Hill and Holmewood House Preparatory Schools are also close by.



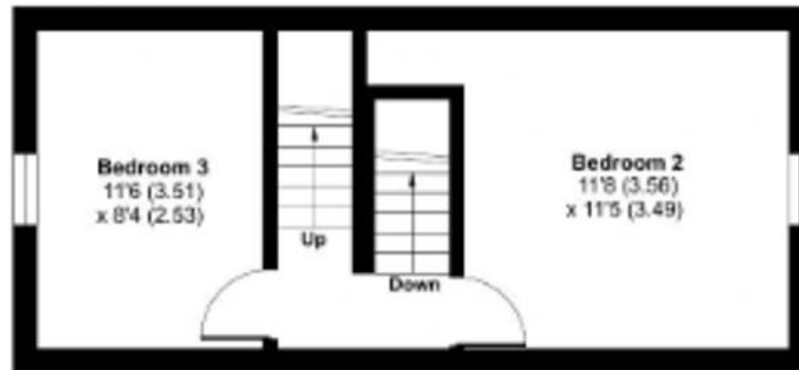
Auckland Road, Tunbridge Wells, TN1

Approximate Area = 945 sq ft / 87.7 sq m

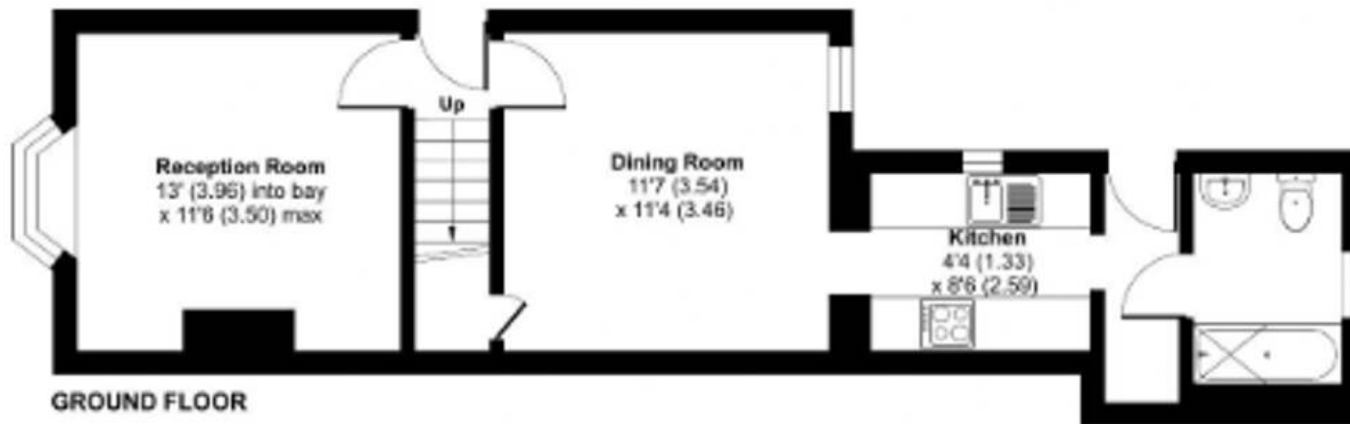
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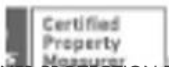
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 Kings Estates (the Agent) has not tested any equipment, fixtures, fittings or services and cannot confirm they are in working order or fit for purpose. Buyers should rely on their own solicitor/surveyor. Tenure information is provided by the vendor: title documents have not been inspected. Items shown in photographs are not included unless stated in the written particulars and may be available by separate negotiation. Please confirm availability and book a viewing before travelling.





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