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PROFESSIONALS IN PROPERTY



96 Edward Street

Southborough, Tunbridge Wells, TN4 0EB

Kings Estates are pleased to present this much improved and extended four-bedroom Victorian semi-detached family home, ideally situated in a popular central Southborough location within easy walking distance of local shops, well-regarded schools and excellent transport links. Recently redecorated and offered with no onward chain, the property combines period charm with modern convenience to create a welcoming and practical home.

Tenure: Freehold

Council Tax Band: C

Energy Efficiency Rating: C

- Four Bedroom Victorian Semi Detached Home
- Central Southborough Location
- Extended And Improved Throughout
- Open Plan Living And Dining Space
- Modern Fitted Kitchen With Garden Access
- Two En Suite Shower Rooms
- Family Bathroom And Ground Floor Cloakroom
- West Facing Rear Garden
- Recently Redecorated And Well Presented
- No Onward Chain





THE PROPERTY

Approximate Gross Internal Area: 1654 Sq Ft / 153.7 Sq M

The ground floor is accessed via a striking covered Victorian porch, leading into a tiled entrance and a spacious hallway. The living room is bright and inviting, flowing seamlessly into the dining room to create an open and sociable living space, ideal for both everyday family life and entertaining. To the rear, the modern kitchen is fitted with sleek white gloss units and contrasting worktops, with double doors opening directly onto the garden, allowing natural light to pour in. A separate utility room and WC add further practicality to this well-considered layout.

Arranged over the upper floors, the accommodation continues to impress with four well-proportioned bedrooms. The first floor hosts two generous doubles, one benefitting from an en suite shower room alongside a well-appointed family bathroom. The second floor offers two further bedrooms, including a principal bedroom with its own en suite, providing flexibility for growing families or those needing additional workspace.

Outside, the low maintenance west-facing rear garden enjoys a sunny aspect and is laid to lawn with mature planting, patio areas and a raised seating space, creating an ideal setting for outdoor dining and relaxation. To the front, the property benefits from an attractive approach, with on-road parking available nearby.

THE LOCATION

Prospect Road is a popular residential address set in the heart of Southborough, a well-regarded and conveniently positioned suburb on the northern side of Tunbridge Wells. The property is ideally located for day-to-day amenities, with a range of local shops, cafés, convenience stores and independent retailers all within easy walking distance, along with larger supermarkets and additional facilities close by.

For commuters, the property is particularly well placed. Both High Brooms and Tunbridge Wells mainline stations are within approximately 1.5 to 2 miles, offering regular services to London Bridge, Charing Cross and Cannon Street, making this an excellent choice for those travelling into the City. There are also good road connections via the A26 and A21, linking to the M25 and wider motorway network.

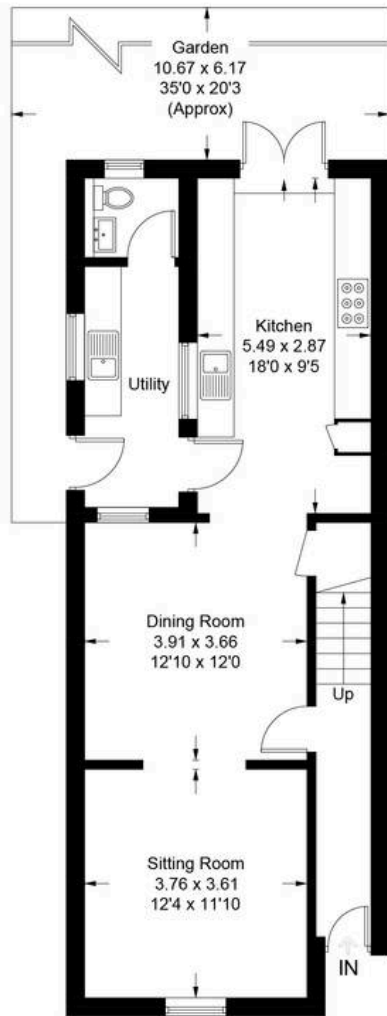
The area is well served by a strong selection of schooling options, including well-regarded primary schools in Southborough and the highly sought-after Kent grammar schools in Tunbridge Wells and Tonbridge. There are also a number of respected independent schools nearby, including Holmewood House School and The Mead School.

Leisure and recreational opportunities are plentiful, with a number of green open spaces and parks within easy reach, including Southborough Common and Dunorlan Park, offering attractive walking routes, sports facilities and open countryside. The vibrant town centre of Royal Tunbridge Wells is just a short drive away, providing an extensive range of shopping, dining and cultural attractions, including the historic The Pantiles with its cafés, boutiques and regular events.

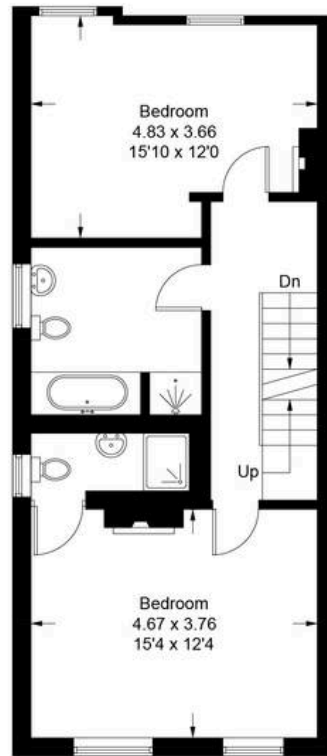
Overall, the location offers an excellent balance of convenience, connectivity and lifestyle, making it particularly appealing to families and commuters alike.



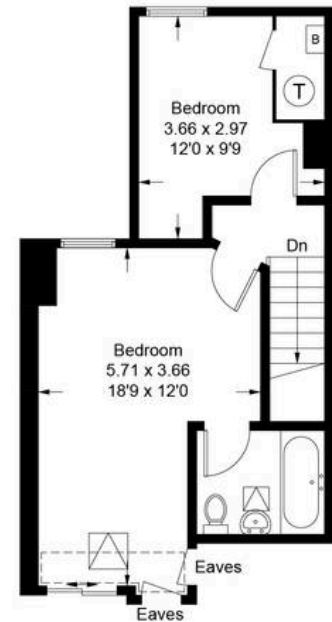
Approximate Gross Internal Area = 153.7 sq m / 1654 sq ft
 Store = 4.5 sq m / 48 sq ft
 Total = 158.2 sq m / 1702 sq ft



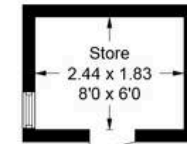
Ground Floor



First Floor



Second Floor



(Not Shown In Actual Location / Orientation)
Outbuilding

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1294498)

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