

21 Western Road, Southborough, Tunbridge Wells





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Stylish 2-bedroom period house in sought after location

Accommodation Summary

- Semi-detached house (recently renovated)
 - 2 double bedrooms
 - Living room
 - Dining room
 - Kitchen
 - Cloakroom/utility room
 - Bathroom
 - South facing garden
- Walking distance to popular schools
 - Sought after location



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This period home is set on a popular road within walking distance of the local primary school, local shops, and mainline station. It is also close to Southborough Common, an area of outstanding natural beauty.

It is set back from the road by a low fence, with its red brick exterior and bay window providing plenty of kerb appeal and an entrance door to the side welcoming you in.

On the right, at the front of the house, is the spacious living room. It is flooded with light from the bay window and has plenty of room for sofas. A gas fireplace and warm wooden flooring add character and charm to the space.

Opposite is the dining room which conveniently leads into the kitchen. Its open plan aspect makes it ideal for both family living and entertaining and there is ample space for a dining table and chairs. A part glazed dresser unit and an under stair cupboard offer great storage.

Behind is the fantastic kitchen. It is beautifully finished with Shaker style cabinets topped with contrasting countertops. There are an integrated fridge/freezer and oven and there is space for additional freestanding appliances. A window over the sink and a part glazed door giving garden access brighten the space.

At the rear is a clever use of space, with the guest cloakroom also providing stacking space and plumbing for appliances.

Climbing the stairs to the first-floor split level landing there are two double bedrooms, both with graceful proportions that give a very tranquil feeling. The principal bedroom at the rear has an over stair wardrobe.

The spacious bathroom, opening off the principal bedroom, has a large window bringing in lots of natural light. There is a shower over the bath and a fitted cupboard housing the boiler.

Outside there is a low maintenance courtyard garden that is accessed directly off the kitchen. It is fully enclosed offering a safe sanctuary for children and pets and is south facing, perfect for summer dining. It also benefits from front street access.

This fantastic property offers a well-designed and stylish interior that has sympathetically transformed a Victorian property into a contemporary home. A must see!



Living Room: front aspect double glazed bay window with shutters, fireplace with gas fire, granite surround and hearth, wooden flooring, radiator.

Dining Room: rear aspect double glazed window, under stair cupboard, fitted part glazed dresser unit, radiator, wooden effect flooring.

Kitchen: side aspect double glazed window, side aspect opaque part glazed door, integrated oven, 4 ring gas hob, glass and stainless steel extractor, integrated fridge/freezer, 1 1/4 sink with drainer and mixer tap, space and plumbing for dishwasher, eye and base level units, countertops, tile effect flooring, tiled splashback.

Cloakroom/Utility: side and rear aspect opaque double glazed windows, concealed cistern WC, vanity shelf, wall hung wash hand basin with mixer tap, stacking space and plumbing for appliances, fitted shelves, wooden effect flooring, radiator.

First Floor:

Bedroom 2: front aspect double glazed window with shutters, radiator.

Bedroom 1: rear aspect double glazed window with shutters, over stair fitted cupboard with hanging rail, radiator.

Bathroom: rear aspect opaque double glazed window, panel enclosed bath with mixer tap, hand held shower attachment, wall mounted shower attachment, pedestal wash hand basin, fitted cupboard housing the Worcester boiler, low level WC, tile effect flooring, tiled walls, radiator.

General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band C (£2,110.99)

EPC: D (66)

GROUND FLOOR
419 sq.ft. (38.9 sq.m.) approx.

1ST FLOOR
381 sq.ft. (35.4 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

APPROX TOTAL AREA 74.3 SQ.M / 799 SQ.FT

TOTAL FLOOR AREA : 799 sq.ft. (74.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Information: Southborough, Tunbridge Wells

Southborough lies just a couple of miles north outside the historic spa town of Tunbridge Wells with its big retail names and its Georgian colonnade, the Pantiles, offering a vibrant café culture. It also sits just south of Tonbridge, with the A26 passing through it offering easy access to the A21 which leads to the M25. Southborough Hub with its new medical centre, library, theatre/hall, coffee shop, community rooms, and town council offices, together with retail space is within walking distance of the property. The Yew Tree and Ridgeway Playing Fields are also close by, with open green spaces for walking and recreational sport. There are also allotments either side of the fields allowing you to grow your own fruit and vegetables on your doorstep. Southborough Common, situated north of the village, is a conservation area where cricket has been played for more than 200 years. If you're a runner, dog owner or casual walker, the woodland area of the Southborough Common, nestled behind St. Peters Church, is a very beautiful space. Ancient and young trees slope down to a stream with access to Holden Pond and Bidborough and Speldhurst villages beyond. Excellent secondary, independent, preparatory, and private schools can be found in both Tunbridge Wells and Tonbridge, while Southborough and Bidborough have their very own primary schools. The property is also within the catchment areas for the 6 highly regarded and sought-after Tunbridge Wells and Tonbridge Grammar Schools. Southborough enjoys many local independent shops with an award-winning hairdresser, The Gallery, and restaurant Tallow, which has just been named The Good Food Guide's Best UK Local Restaurant 2023 both are a short walk away. With additional convenience stores, a baker, a butcher, and pubs such as The Hand & Sceptre and The Imperial nearby, all your local needs are met. The nearest mainline station to Southborough is at High Brooms with fast and frequent train services to London Charing Cross, London Bridge, Canon Street and Victoria. There are also mainline stations on the same line at Tonbridge and Tunbridge Wells. Tonbridge Station is 2 miles away and with two lines passing through, it provides on average 34 trains a day from Tonbridge to London Bridge in as little as 40-minute journeys. There is also a luxury coach service, which drops up and collects near to the property, straight to Canary Wharf, the city, Embankment, and other central London destinations. It is half the cost of rail travel enabling you to slumber or work using its Wi-Fi connectivity as you travel.

