



6 Castle House
27 London Road | Tunbridge Wells | Kent | TN1 1AB



STEP INSIDE

Castle House is a refurbished grand Victorian building located just off the High Street and opposite the Common in the heart of Royal Tunbridge Wells. Castle House was originally built as a hotel c1850. Redeveloped in 2016/7, it offers a sought-after mix of period charm with modern services and comfort.

Off street parking provides secure access to an allocated parking space right by the front entrance. The modern video entry system allows access to a smart communal entrance and staircase to the first-floor landing.

The apartment is beautifully presented with a generous entrance hall that opens on to a stunning open plan kitchen/dining/living area. New heritage double glazing units keep things calm and quiet so you can enjoy the views over to the Common without distraction. The beautiful sash windows allowing the space to be flooded with natural light.

Modern engineered oak flooring perfectly fits the aesthetic matched with high ceilings, oversized skirting and architraves, to period style doors with chrome ironmongery and traditional corning. The space itself feels very modern centred on a stunning contemporary handle-less kitchen with integrated appliances that offers a surprising amount of cupboard space whilst not impinging on the living area by engaging a clever use of colour, concealed lighting and a slender stone effect worktop.

The living area easily takes a large L-shaped sofa, and the pretty bay window seems purpose built to house a small dining table. Tucked away next to but separate from the Living area is the most charming little bay windowed home office or reading nook with a handy storage cupboard and masses of character.

Both bedrooms are situated at the rear of the building and are separated from the living space by a plush hallway. The master bedroom enjoys a wall of floor-to-ceiling fitted wardrobes with ample hanging and drawer space. A stylish attached en-suite shower room fitted with contemporary sanitaryware adjoins. The second or guest bedroom is a good-sized double with fitted wardrobes and is sited next to the separate bathroom.

Living close to the High Street and the Pantiles offers a lifestyle that is hard to replicate anywhere in Kent. One of the biggest attractions is the ability to step out of your front door and walk everywhere. Whether it's grabbing a morning coffee, meeting friends for lunch, browsing independent shops, enjoying dinner at a local restaurant or catching a train (the station is just 5 mins walk away), everything is within easy reach without the need for a car.





SELLER INSIGHT

“ The area also has a distinctive character and sense of place. The Pantiles, with its historic Georgian colonnades and rich spa-town heritage, is widely regarded as the heart of Royal Tunbridge Wells. Living nearby means being surrounded by attractive architecture and a setting that feels both elegant and unique, rather than resembling a typical modern town centre.

Living here you can enjoy the vibrant social scene. The Pantiles and High Street are packed with independent cafés, wine bars, restaurants, galleries and specialist retailers, creating an atmosphere that feels lively throughout the year. The fact that so many of the businesses are independent gives the area a personality and charm that is often missing from locations dominated by national chains.

There is also a strong community and events culture. Throughout the year, the Pantiles hosts markets, live music, food festivals and seasonal events, giving residents something to enjoy right on their doorstep. There is a real sense of something always happening, particularly during the warmer months when the area comes alive with outdoor entertainment and visitors.

Despite being in the centre of town you still benefit from easy access to green spaces such as Calverley Grounds, Tunbridge Wells Common and Dunorlan Park. This combination of urban convenience and nearby open space is one of the area's greatest strengths, allowing you to enjoy both a vibrant town-centre lifestyle and opportunities for outdoor recreation.”

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





Travel

By Road:	
Tunbridge Wells Station	0.2 miles
Tonbridge	4.8 miles
Sevenoaks	13.0 miles
M25 (J5)	16.5 miles
Gatwick Airport	23.0 miles
Central London	40.0 miles
Channel Tunnel	56.0 miles
By Train from Tunbridge Wells:	
London Bridge	from 43 mins
London Charing Cross	from 52 mins
London Cannon Street	from 57 mins

Leisure Clubs & Facilities

Tunbridge Wells Sports Centre
Nevill Golf Club
Lamberhurst Golf Club
The Nevill Cricket Ground
Tunbridge Wells Lawn Tennis Club
Tunbridge Wells Common
Dunorlan Park

Healthcare

Nuffield Health Tunbridge Wells Hospital	01892 531111
Spire Tunbridge Wells Hospital	01892 740047
Tunbridge Wells Hospital, Pembury	01892 823535
The Wells Medical Practice	01892 546422

Education

Primary Schools:	
Claremont Primary School	01892 531395
St Peter's CEP School	01892 525727
St James' CE Junior School	01892 523128
Secondary Schools:	
The Judd School	01732 770880
Tunbridge Wells Grammar School for Boys	01892 529551
Tunbridge Wells Girls' Grammar School	01892 520902
Bennett Memorial Diocesan School	01892 521595
Independent Schools:	
The Mead School	01892 525837
Rose Hill School	01892 525591
Beechwood School	01892 532747
Holmewood House School	01892 860000
Kent College Pembury	01892 822006
Somerhill School, Tonbridge	01732 352124
Tonbridge School	01732 365555

Entertainment

Assembly Hall Theatre
Trinity Theatre
The Ivy Royal Tunbridge Wells
The Warren
The Beacon
The Pantiles Brasserie
Kumquat Restaurant

The Tunbridge Wells Hotel
The Ragged Trousers
The Sussex Arms
The George Pub
Sankey's Seafood Kitchen & Bar
Fine Grind Café
Juliets Café
Hatton's Royal Tunbridge Wells
Essence at The Pantiles
TN1 Bar & Kitchen

Local Attractions / Landmarks

The Pantiles
Tunbridge Wells Common
Calverley Grounds
Dunorlan Park
The Chalybeate Spring
Chapel Place
The High Street
The Grove
The Amelia Scott
The Forum
Nevill Ground Cricket Ground
Grosvenor & Hilbert Park
Tunbridge Wells Bandstand
Wellington Rocks
Rusthall Common

Ground Floor
Communal Entrance

First Floor
Entrance Hall
Living/Dining/Kitchen Area 22'3 x 14'9 (max)
Office/Nook 7'8 x 6'1 (max)
Principal Bedroom 16' x 14' (max)
Ensuite Shower room
Guest/Bedroom 2 14'2 x 12'3 (max)
Bathroom

Outside
Allocated Parking Space



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