



22c Albion Road
Royal | Tunbridge Wells | Kent | TN1 2PF

 FINE & COUNTRY





Step inside

22c Albion Road

Discreetly hidden from view and backing onto other gardens off Albion and Chandos Roads in Tunbridge Wells is this fascinating three-bedroom bungalow. It was converted from an original coach house and is approached down a driveway leading to a parking space and the gated entrance to the charming courtyard garden. This has front door access to a useful porch and the fabulous light and bright sitting room with its glass pitched roof and reclaimed wood gymnasium flooring that continues through an open archway into the equally impressive 25ft kitchen/dining room.

The house has bi-fold doors opening to the courtyard creating a seamless outdoor/in effect - wonderful for summer entertaining. The smart kitchen area includes a raft of white flat fronted units with stainless steel worktops housing a gas hob, double oven, fridge freezer, washing machine and dishwasher while a peninsular breakfast bar provides a partial separation from the dining area.

There is a small double bedroom with an ensuite shower room to the back of the sitting room, the other two bedrooms are behind a door from the other end of the sitting room leading to a lobby with access to the attractive family bathroom that serves these two further bedrooms, although one would also make an excellent office for anyone working from home.

The courtyard is a great feature of this property as it is enclosed by a high wood fence providing privacy, seclusion and security, so is just the place to relax in the sunshine or enjoy a barbecue with friends and family.

Seller Insight

“ The location of the bungalow is ideal because we are close to the centre of Tunbridge Wells but, being hidden from the road by other buildings, it is also very quiet and peaceful. It is less than a mile to High Brooms station and you can enjoy a pleasant walk through Grosvenor and Hilbert Park to get there. Alternatively, it is about the same distance to Tunbridge Wells station, the Pantiles and the town centre while we are only a few minutes' walk to the Bicycle bakery and other cafes and restaurants on Camden Road and the Allotment pub in the other direction.

Tunbridge Wells or, more formally Royal Tunbridge Wells, became a famous spa town in Regency times when it was frequented by the aristocracy who came to take the waters and enjoy the entertainment organised by Beau Nash. Much of this historic town was developed during that time including the famous Pantiles that now offers a delightful mix of independent shops, bars and restaurants. While the rest of the town includes high street stores, a variety of eateries, individual shops, hair and beauty salons and a number of luxury and boutique hotels as well as retail parks. Entertainment facilities include a nine-screen Odeon cinema, the Trinity theatre, the well-respected Assembly Hall Theatre and exhibitions in the Amelia Scott cultural centre.

With regard to education there are a number of primary and secondary schools rated Outstanding by Ofsted including St James primary school and secondary schools including Bennett Memorial Diocesan School, the St Gregory's Catholic School as well as Tunbridge Wells Girls Grammar School and Skinners Grammar School. You will also find excellent private schools in the area including Rosehill, The Mead, Kent College, Holmewood House and Beechwood prep and secondary school.

For sporting enthusiasts there is the Neville Golf Club and Tunbridge Wells rugby, tennis and cricket clubs as well as the indoor sports and tennis centre and a swimming pool. In addition to the Grosvenor and Hilbert park there is also Donorlan Park and the Hawkenbury Recreation Ground. The A21/M25 is nearby for motorists wanting to go to Tonbridge, Sevenoaks or London.”*

* 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:

High Brooms station	0.8 miles (walking)
Tunbridge Wells station	0.8 miles (walking)
Tonbridge	7.5 miles
Sevenoaks	13.8 miles
Dover Docks	56.0 miles
Channel Tunnel	43.8 miles
Gatwick Airport	24.7 miles
Charing Cross	47.9 miles

By Train from Tunbridge Wells

London Bridge	44 mins
Cannon Street	51 mins
Charing Cross	54 mins
Victoria	1hr 15 mins

By Train from High Brooms

London Bridge	41 mins
Cannon Street	48 mins
Charing Cross	51 mins
Victoria	1 hr 11mins

Leisure Clubs & Facilities

- Tunbridge Wells Sports Centre
- Tunbridge Wells Borderers Cricket Club
- Tunbridge Wells Rugby Club
- Tunbridge Wells Croquet Club
- Tunbridge Wells Tennis Club
- Bayham Football Club
- Neville Golf Club

Healthcare

- Lonsdale Medical Centre
- Wells Medical Centre
- Kingswood Surgery
- Grosvenor and St James
- Tunbridge Wells Hospital

Education

- Primary Schools
- Forest Park Nursery
- St James' C of E Primary
- Somerhill (independent)
- Hilden Grange Preparatory

- Secondary Schools
- The Skinners' School.
- Tunbridge Wells Girls Grammar
- Tunbridge Wells Boys Grammar
- Hill View School for Girls
- The Judd School (Voluntary aided)
- Tonbridge Grammar School for Girls
- Tonbridge School (Independent)

- 01892 530329
- 01892 546422
- 01892 511833
- 01892 544777
- 01622 729000

- 01892 512313
- 01892 523006
- 01732 352124
- 01732 351169

- 01892 520902
- 01892 529551
- 01732 352793
- 01732 770880
- 01732 770880
- 01732 365555

Entertainment

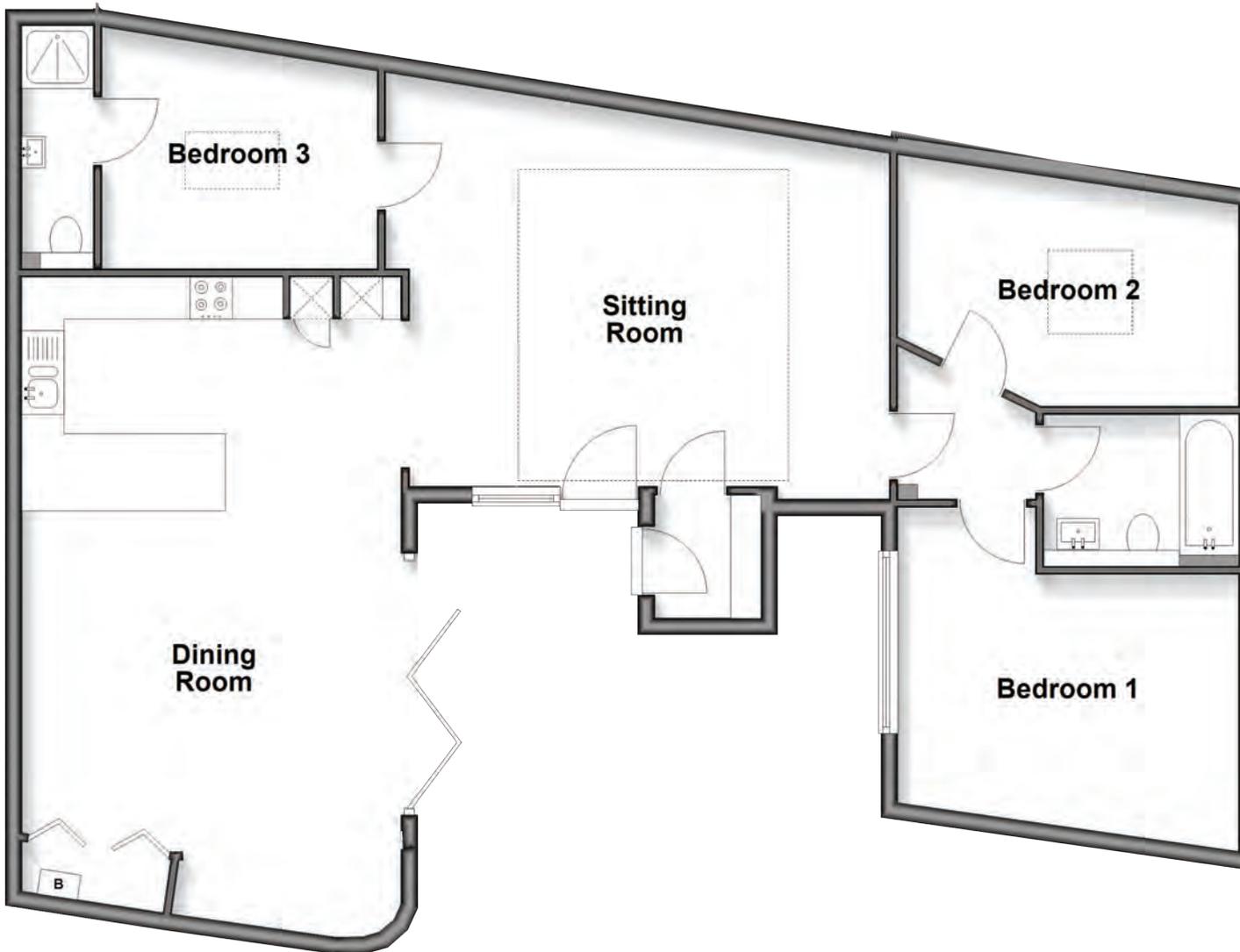
- Odeon Cinema complex
- Trinity Theatre
- Assembly Theatre
- Rocca Restaurant and Cocktail bar
- Thackarays
- The Ivy
- The Allotment Pub
- Black Horse

Local Attractions / Landmarks

- Tonbridge Castle
- Hever Castle
- Chartwell
- Penshurst Place
- Knole House
- Hall Place Leigh
- Penshurst Place
- Knole House
- Hall Place Leigh

Ground Floor

Approx. 106.0 sq. metres (1140.8 sq. feet)



GROUND FLOOR

Sitting Room	18'6 x 14'8 (5.64m x 4.47m)
Dining Room	25'6 x 14'8 (7.78m x 4.47m)
Bedroom 1	13'4 x 11'9 (4.07m x 3.58m)
Bathroom	
Bedroom 2	11'8 x 9'1 (3.56m x 2.77m)
Bedroom 3	11'2 x 9'1 (3.41m x 2.77m)
Shower Room	

OUTSIDE

Courtyard
Off road parking space

Council Tax Band: D
Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2026 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 06959315 Registered Office: Morgan Alexander Kent Ltd (formerly Fine & Country Kent Ltd.) 36 King Street, Maidstone, Kent ME14 1BS.



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