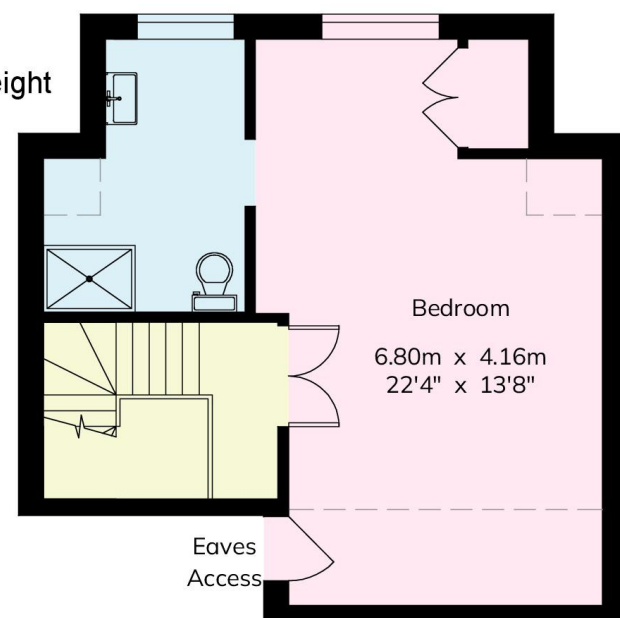


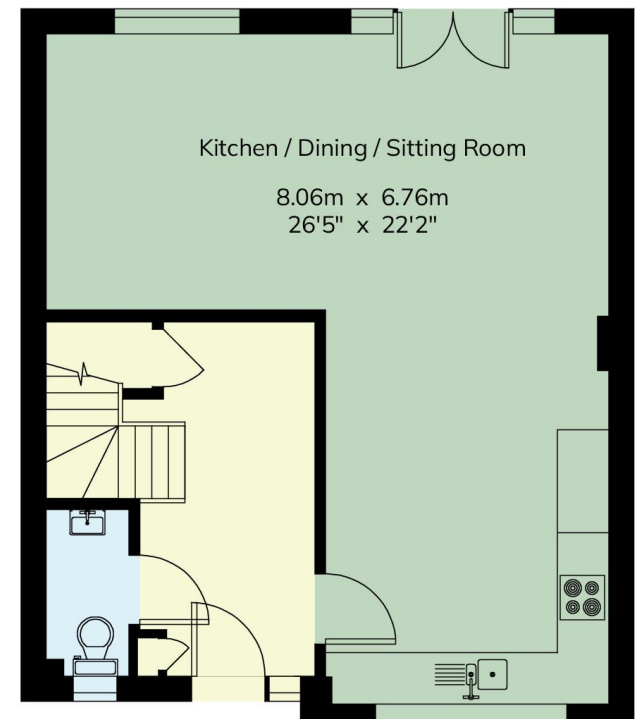


--- Restricted Height

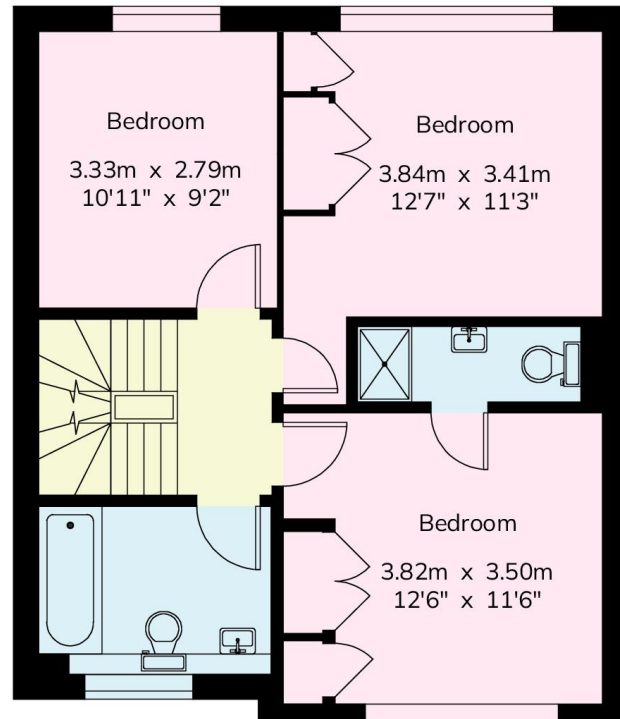
Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Second Floor



Ground Floor



First Floor



3 Hidden Mews

House - Gross Internal Area : 146.5 sq.m (1576 sq.ft.)

For Identification Purposes Only.
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Agents Note: Whilst every care has been taken to prepare these particulars they are for guidance purposes only. If there are any points of particular importance to you please contact the office. Any areas, measurements or distances are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon. It should not be assumed that the property has all necessary planning, building regulations or other consents. Sumner Pridham have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



3 Hidden Mews, 5 Birling Road

Tunbridge Wells, TN2 5GR



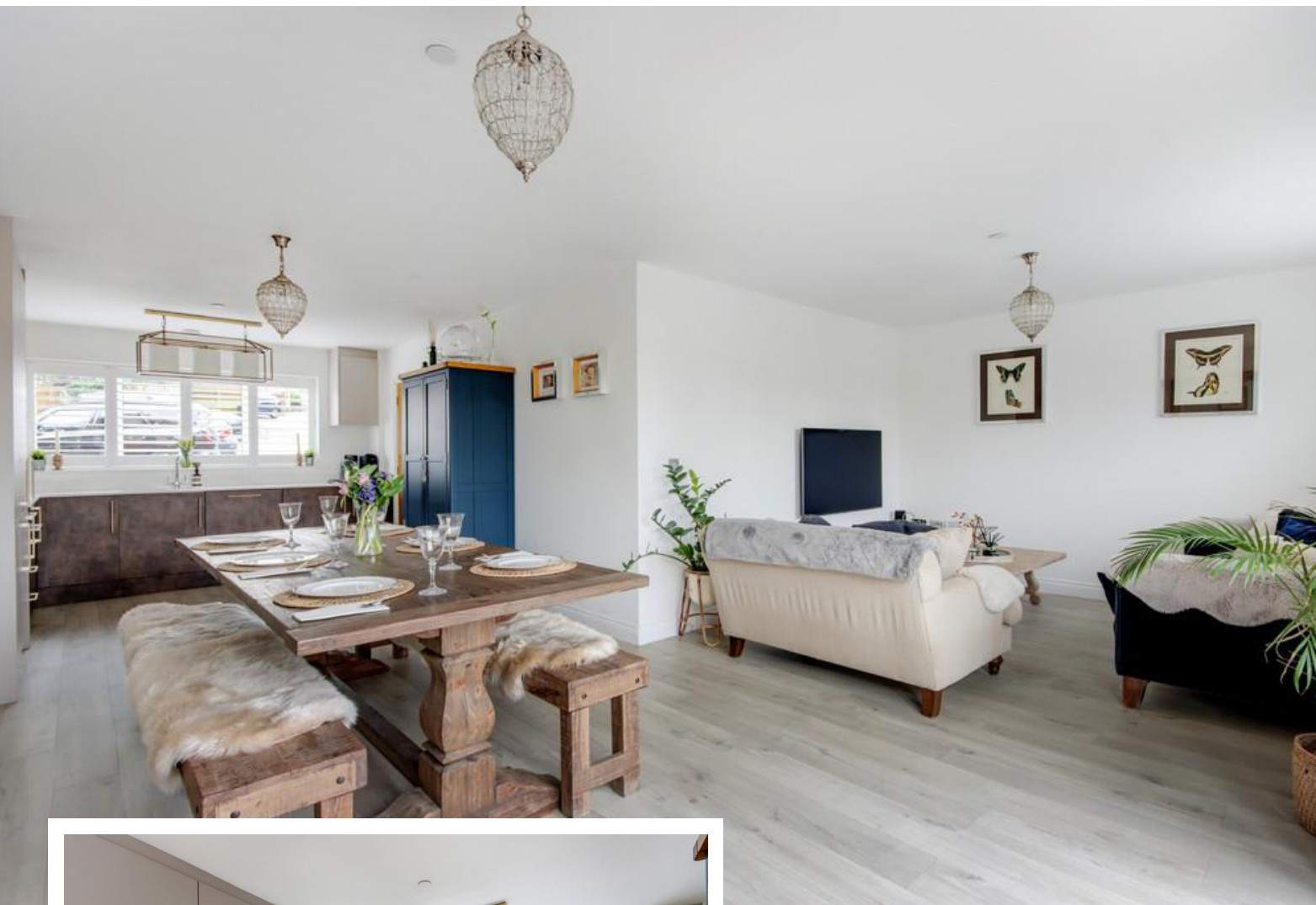
One of eight attractive mews properties in a quiet tucked away position, as the name suggests, hidden away from the main road yet conveniently located less than a mile from the Pantiles and mainline station. Beautifully presented remodelled 4 bedroom accommodation which includes an open plan ground floor and a superb second floor bedroom suite with views across the town.

Hall, Cloakroom, open plan Sitting Dining Room and fitted Kitchen, 4 Bedrooms, 2 ensuite Bathrooms, Family Bathroom, Gas Fired Central Heating, Double Glazed Windows, private Courtyard Garden with open outlook, 2 Allocated Parking Spaces.

Guide price £650,000 Freehold



3 Hidden Mews, 5 Birling Road, Tunbridge Wells, TN2 5GR



Property Description

- ◆ Little known yet conveniently located Mews house.
- ◆ Beautifully presented throughout featuring well-proportioned open plan ground floor accommodation.
- ◆ Quiet away from traffic location yet within a mile of the Pantiles and mainline station.
- ◆ Surprisingly spacious accommodation further improved with a superb second floor bedroom suite.
- ◆ 4 double bedrooms (one currently being used as a games room) and 3 bathrooms.
- ◆ Spacious hall features a glass oak staircase and large understairs cupboard.
- ◆ Cloakroom with concealed cistern WC, washbasin with cupboard beneath, window with fitted shutter and chrome towel rail.
- ◆ Large kitchen/reception room cleverly designed with a recessed snug/sitting area together with windows and french doors out to the garden.
- ◆ Kitchen fitted with a range of quartz worksurfaces, inset sink beneath wide window with fitted shutters, comprehensive range of soft closing cupboards and drawers, and well fitted with integrated Siemens appliances to include dishwasher, washing machine, fridge freezer, induction hob, cooker extractor and fan assisted oven.
- ◆ Oak and glass staircase spans 3 floors.
- ◆ Bedroom 1 with wide picture window to the front with fitted shutters, built in double wardrobe plus shelved storage cupboard.



- ◆ Ensuite shower room, washbasin with cupboard beneath, WC with concealed cistern, shower cubicle with drench and handheld showers, chrome towel rail and air extractor.
- ◆ Double bedroom 2, wide picture window with far reaching views and fitted shutters, built in double wardrobe cupboard plus shelved storage cupboard.
- ◆ Double bedroom 3, window with far reaching views plus shutters (currently used as a first floor games room).
- ◆ Spacious bathroom with large deep bath, drench and handheld showers above, glass screen, chrome towel rail, WC with concealed cistern, built in storage beneath washbasin, chrome towel rail and window with shutter to front.
- ◆ Second floor landing with a pair of oak doors leading into a stunning vaulted bedroom suite with recessed lighting and superb far reaching views, double doors into a utility cupboard housing a combination boiler and plumbing for washing machine.
- ◆ Useful eaves storage cupboard.
- ◆ Ensuite shower room with heated porcelain floor, walk in shower, WC with concealed cistern wall mounted washbasin chrome towel rail and window.

Outside

- ◆ Front: To the front there is a small area of garden.
- ◆ Rear: Ideal garden for those seeking outside space for dining and seating without the burden of tending a garden.
- ◆ Access from kitchen sitting room promoting in and out living enjoying a high degree of privacy and open outlook
- ◆ Parking : 2 allocated parking spaces opposite the property.

Practicalities

- ◆ The communal areas of the mews have been carefully thought out with designated dustbin enclosure and a service agreement of £20 managed by Burtenshaw to ensure communal areas are kept up to scratch.

Location

- ◆ A quiet and little known location away from busy roads and yet within walking distance to TN4 local store, and less than a mile from both the historic Pantiles and mainline station.

Viewing

Strictly by appointment only through sole agents Sumner Pridham. 01892 516615 info@sumnerpridham.co.uk

