

Flat 3, 44 Pennington Road, Southborough, Tunbridge Wells



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Stylish spacious 3-bedroom apartment with spectacular views

Accommodation Summary

- Spacious 2nd floor apartment within a detached Victorian house
 - 3 double bedrooms
 - Bright and spacious entrance hall
 - Stylish kitchen
 - Living/dining room
 - Garden area
 - Allocated parking space
 - 1,453 sq. ft (135 sq. m)
 - Share of freehold
- Sought after village location with open countryside views



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This beautifully renovated apartment spans the entire second floor of an impressive detached Victorian conversion, which itself is set back from the road by an attractive front garden and driveway.

With breathtaking open countryside views to the front and within walking distance of Southborough's picturesque cricket green, woodland walks and local village shops, this home sits on one of the village's most sought after roads.

The apartment's private front door opens into a graceful split level entrance hallway whose elegant décor and generous proportions give a nod to the building's Victorian heritage and features. It has a useful cloakroom on the lower level and home office space on the upper.

The living/dining room on the left is full of character with a handsome period fireplace and a rear window offering roof top views. It is a vast space, with plenty of space for large sofas, and has two fitted cupboards for storage.

Behind, bedroom two is also a generous space and with its own feature fireplace and unobstructed countryside views, it is a welcome retreat.

Next door is the modern bathroom with a freestanding claw foot bath, corner shower cubicle and glazed shutters adding a touch of glamour.

Beyond is the principal bedroom with its brick enclosed fireplace with painted mantle and window with countryside views that take your breath away. There is ample room for a king size bed, wardrobes, and additional furniture.

Along the hallway is the kitchen. Light bounces off the Corian work surfaces which contrast beautifully with the pale grey wooden cabinetry that wraps around the room housing integrated appliances. Beautiful warm wooden effect flooring with decorative detailing and white tiled splash backs with glazing behind the oven space add contemporary touches of glamour.

A further generously sized bedroom with a fireplace and large window completes the apartment.

There is a private parking space to the rear and it is sat beside a large wooden shed for storage. A private garden space at the front, screened by mature hedging with some planting, offers the pleasures of the countryside views and tranquility the home enjoys.

With open countryside on its doorstep and being a stone's throw from easy access to the M25, fast rail connections to central London and first class schools, it offers a luxury lifestyle that you could move straight in and enjoy. A must see!



Cloakroom: rear aspect opaque double glazed window, wooden effect flooring, high level WC, vanity unit with tiled counter top, wash hand basin with mixer tap, cupboard under and radiator in decorative cover.

Living/Dining Room: rear aspect double glazed window, period fireplace with painted mantle and tiled hearth, fitted wardrobe with double hanging rails and shelving, fitted cupboard with shelving and radiator.

Bedroom 2: front aspect double glazed windows with open countryside views, painted mantle with opening in chimney breast and tiled hearth, radiator.

Bathroom: front aspect opaque double glazed window with internal glazed shutters, freestanding claw foot roll top bath with mixer tap, corner shower cubicle with wall mounted shower attachment, pedestal wash hand basin with mixer tap over, heated towel rail, part tiled walls and wooden effect flooring.



Bedroom 1: front aspect double glazed windows with open countryside views, fireplace with brick surround, tiled hearth and painted mantle and radiator.

Kitchen: side aspect double glazed window, Corian work surfaces with inset sink with extendable spray mixer tap, integrated Bosch dishwasher, space for range oven, integrated under counter Bosch fridge and freezer, wooden effect flooring, stainless steel extractor, glass splash back, space and plumbing for washing machine, tiled splash backs, and radiator. The kitchen has plenty of painted wooden eye and base level units, part glazed, with some open shelving.

Bedroom 3: rear aspect double glazed window, fireplace with cast iron insert, wooden mantle and tiled hearth and radiator.

General:

Tenure: Share of freehold

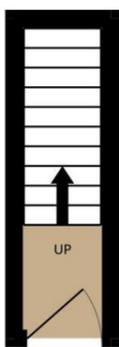
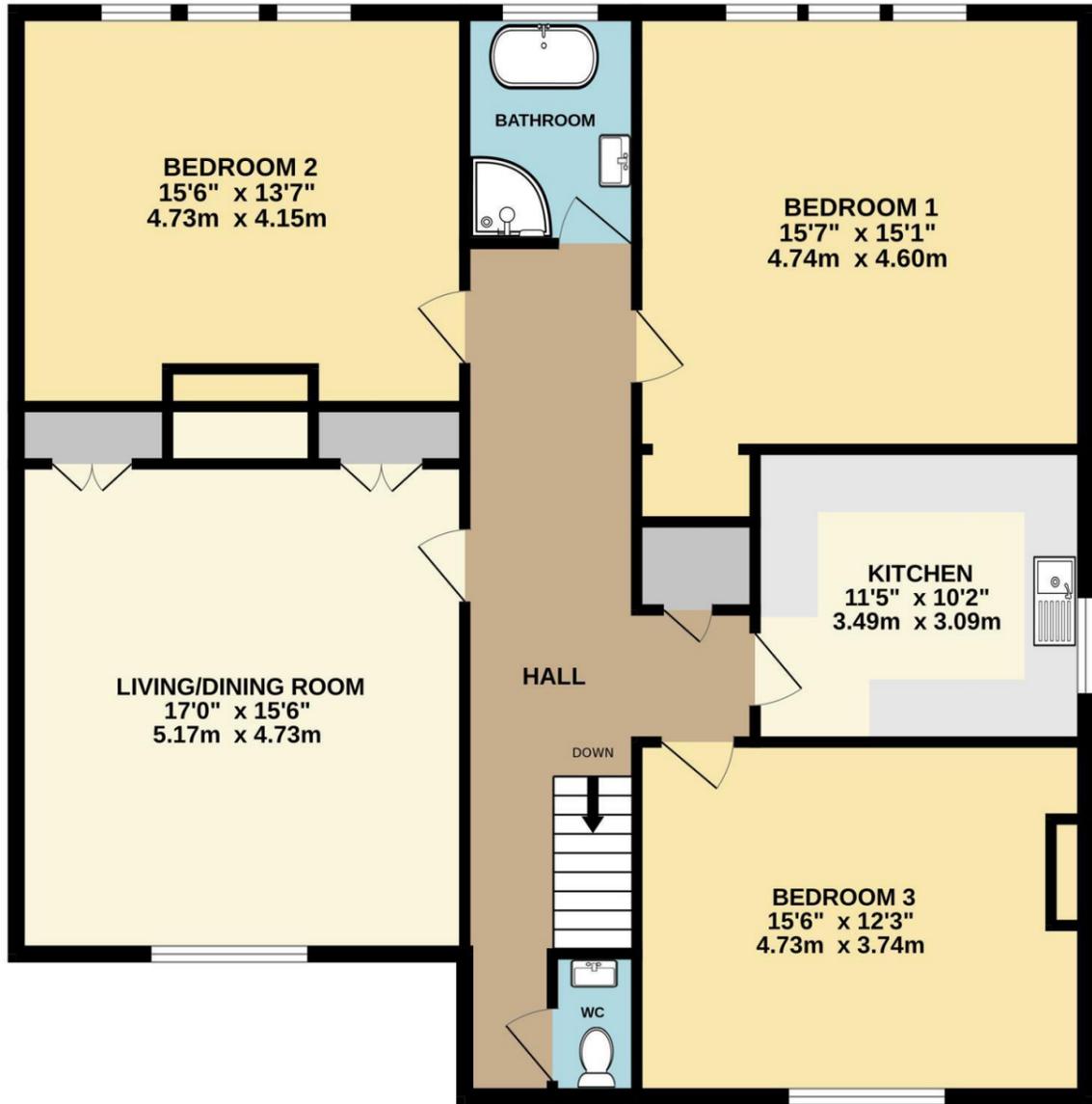
Local authority: Tunbridge Wells Borough Council

Council tax: Band D (£1,876.00)

EPC: C (69)



SECOND FLOOR FLAT
 1453 sq.ft. (135.0 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		
(81-91)	B		
(69-80)	C	69	77
(55-68)	D		
(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 135 SQ.M / 1,453 SQ.FT

TOTAL FLOOR AREA : 1453 sq.ft. (135.0 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, Kent

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 towards the property's end 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 hairdressers, 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 the property is at High Brooms, which has parking, with fast and frequent train services to London Waterloo East, Charing Cross, London Bridge, and Canon Street. The train line at Tonbridge Station is 2.7 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 at the end of Pennington Road, 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.



