



**CASTLE STREET**

**SOUTHBOROUGH, TUNBRIDGE WELLS - £350,000**



**WOOD & PILCHER**

*Sales, Lettings, Land & New Homes*

23 Castle Street, Southborough, Tunbridge Wells,  
TN4 0PE

Porch - Sitting/Dining Room - Kitchen - Downstairs  
Bathroom - Two Bedrooms - Landscaped Rear Garden  
With Summer House - Small Front Garden - On Street  
Parking

This charming Victorian mid-terrace cottage has been thoughtfully renovated and carefully maintained to create a stylish home that successfully combines period character with modern living. Lovingly redecorated over the years, the property is presented in excellent condition throughout and is move-in ready. The property is approached via a small, low-maintenance front garden with attractive planter boxes leading to a brick-built entrance porch, creating a welcoming first impression. The heart of the home is the impressive dual-aspect living/dining room, a bright and inviting space featuring engineered oak flooring, a characterful brick-surround fireplace with wood-burning stove and wooden mantel, together with ample space for both lounge and dining furniture. Useful under-stairs storage is provided, while timber stairs with integrated LED lighting lead to the first floor. The kitchen has been fitted with a range of wall and base units complemented by wooden work surfaces and includes a Rangemaster gas cooker with extractor hood, integrated fridge/freezer, dishwasher and washing machine. Wood-effect LVT flooring and recessed lighting complete the space. A stylish ground floor bathroom comprises a bath with rainfall shower and handheld attachment, low-level WC, heated towel rail and bespoke fitted cabinetry incorporating a vanity unit and wash hand basin. To the first floor are two well-proportioned rooms. The principal bedroom is a light and airy double room featuring engineered oak flooring, a decorative brick fireplace and two built-in storage cupboards. The second bedroom is currently utilised as a home office and dressing room, benefiting from extensive fitted storage and an additional cupboard over the stairwell. Externally, the enclosed rear garden has been designed for ease of maintenance, being predominantly laid to lawn with a patio seating area immediately outside the kitchen. A summer house with power and lighting provides excellent flexibility for home working, hobbies or additional storage.



#### ENTRANCE PORCH:

Brick-built entrance porch with windows to the front aspect. Accessed via a low-maintenance front garden with planter boxes.

#### SITTING/DINING ROOM:

Dual-aspect reception room with engineered oak flooring, feature brick fireplace with wood-burning stove and timber mantel, double glazed window to the front, door to the rear garden, under-stairs storage cupboard, ample space for lounge and dining furniture, and staircase with integrated LED lighting rising to the first floor.

#### KITCHEN:

Fitted with a range of wall and base units with wooden work surfaces over. One and a half bowl sink and drainer, Rangemaster gas cooker with extractor hood and tiled splashback, integrated fridge/freezer, dishwasher and washing machine. Wood-effect LVT flooring, recessed lighting and double glazed window to the side aspect.

#### DOWNSTAIRS BATHROOM:

Comprising a panelled bath with rainfall shower and handheld attachment, low-level WC, vanity unit with inset wash hand basin, bespoke fitted storage cabinetry, heated towel rail, recessed lighting and wood-effect LVT flooring.

#### FIRST FLOOR LANDING:

Engineered oak flooring and loft accessible via a ladder, with partial boarding and light.

#### BEDROOM:

A spacious double bedroom featuring engineered oak flooring, radiator, decorative brick fireplace, two built-in storage cupboards with hanging rails and shelving, and a double glazed window to the front aspect.

#### BEDROOM/STUDY:

Currently utilised as a dressing room and home office. Featuring engineered oak flooring, full-height fitted storage with bi-fold doors, additional over-stairs storage cupboard and double glazed window overlooking the rear garden.

#### REAR GARDEN:

Enclosed and easy to maintain, predominantly laid to lawn with a patio seating area adjacent to the kitchen. Bordered by close-board fencing and planter boxes. Summer house with power and lighting.



TENURE:  
Freehold

COUNCIL TAX BAND:  
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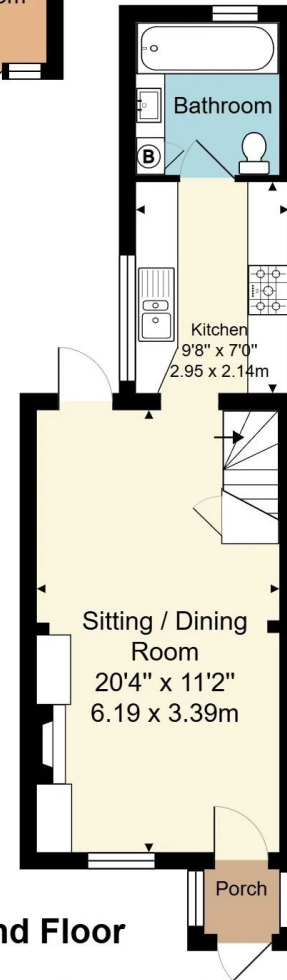
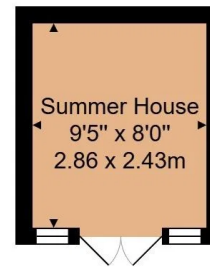
VIEWING:  
By appointment with Wood & Pilcher 01892 511311

**ADDITIONAL INFORMATION:**

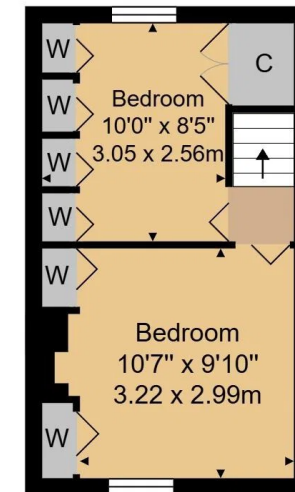
Broadband Coverage search Ofcom checker  
Mobile Phone Coverage search Ofcom checker  
Flood Risk - Check flooding history of a property England  
- www.gov.uk  
Services - Mains Water, Gas, Electricity & Drainage  
Heating - Gas Central Heating

**EMPLOYEE AGENTS NOTE:**

Estate Agents Act 1979. Messrs. Wood & Pilcher for themselves and their staff declare an interest in this property as the vendor is an employee of Wood & Pilcher.



Ground Floor



First Floor

House Approx. Gross Internal Area 677 ft<sup>2</sup> ... 62.9 m<sup>2</sup>

Summer House Internal Area: 75 ft<sup>2</sup> ... 7.0 m<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.

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