



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





Seller Insight

“Living at Castle House offers a lifestyle that is difficult to replicate elsewhere in Kent. From the front door, residents can walk to the High Street, The Pantiles and Tunbridge Wells railway station within minutes. Whether enjoying a morning coffee, meeting friends for lunch, browsing independent boutiques, dining at one of the town's renowned restaurants or commuting to London, everything is within easy reach.

The nearby Pantiles remains the historic heart of Royal Tunbridge Wells, renowned for its elegant Georgian colonnades, cultural events, cafés, wine bars and specialist retailers. Throughout the year, residents enjoy an extensive programme of markets, live music performances, food festivals and seasonal events, creating a vibrant atmosphere and strong sense of community.

Despite its central position, the property sits directly opposite the extensive open spaces of Tunbridge Wells Common, with further nearby green spaces including Calverley Grounds and Dunorlan Park. This exceptional combination of town-centre convenience and immediate access to nature is one of the area's most appealing characteristics.*

* 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.

Step inside

1 Castle House

Castle House is a handsome and imposing Victorian building, originally constructed as a hotel circa 1850 and thoughtfully redeveloped in 2016/17. The development successfully blends period grandeur and architectural character with the convenience, efficiency and comfort of modern living. Situated just off the High Street and directly opposite Tunbridge Wells Common, it occupies one of the town's most desirable central locations.

Unlike a conventional apartment, 1 Castle House benefits from its own private front door and entrance hall, with accommodation arranged over two floors in a traditional maisonette layout. This unique configuration creates a strong sense of independence and privacy, giving the property many of the qualities associated with a townhouse whilst retaining the convenience of apartment ownership.

The accommodation is exceptionally bright throughout, with attractive bay windows to the principal rooms overlooking the Common and filling the home with natural light. High ceilings, period proportions and quality finishes combine to create an elegant yet comfortable living environment.

The kitchen is fitted with a stylish range of contemporary units arranged in a practical U-shaped design with integrated appliances and ample storage. A charming bay-window breakfast area provides the perfect spot for everyday dining whilst enjoying views towards the Common.

A separate living room offers generous reception space and benefits from a further bay window, creating an impressive yet inviting room for relaxing or entertaining. A useful downstairs cloakroom completes the ground floor accommodation.

On the first floor are two excellent double bedrooms, both benefiting from en-suite facilities. The principal bedroom enjoys a well-appointed en-suite bathroom, whilst the second bedroom is served by an equally stylish en-suite shower room, making the property ideal for guests, professional couples or those seeking flexible accommodation.

Throughout the property, the attention to detail reflects the high standard of the Castle House redevelopment, with heritage-style double glazing, quality flooring, oversized skirtings and architraves, contemporary fittings and tasteful décor combining period character with modern design.

Externally, the development benefits from secure off-street parking with an allocated parking space conveniently positioned close to the entrance.







Travel

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

Approx. 36.9 sq. metres (397.1 sq. feet)



GROUND FLOOR

Entrance Hall

Kitchen/Dining Room:

18'3 x 8'6 (5.57m x 2.59m)

Living Room:

18'7 x 10'3 (5.67m x 3.13m)

WC

FIRST FLOOR

Landing

Bedroom 1:

13'2 x 12'4 (4.02m x 3.76m)

En-suite Bathroom

Bedroom 2:

13'7 x 11'6 (4.14m x 3.51m)

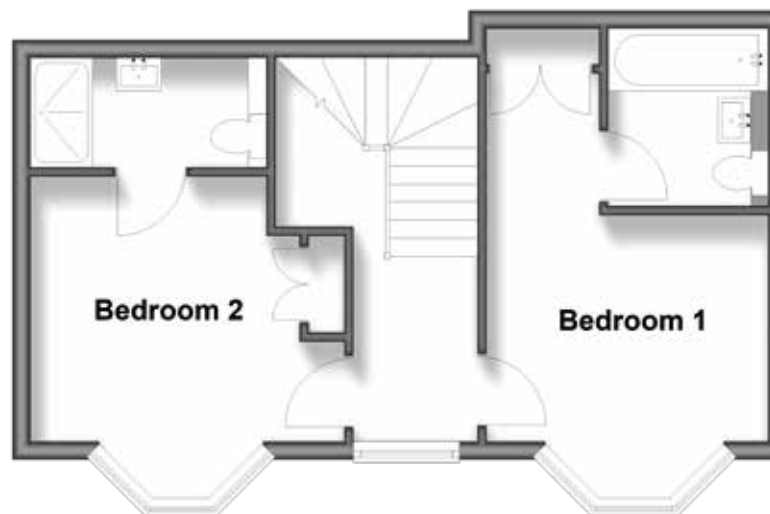
En-suite Shower Room

OUTSIDE

Allocated Parking Space

First Floor

Approx. 36.9 sq. metres (397.1 sq. feet)



Council Tax Band: D
Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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