

13 Sheffield Road, Southborough, Tunbridge Wells





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Perfectly positioned 2-bedroom period house with parking in sought after location

Accommodation Summary

- Semi-detached Victorian house
 - 2 bedrooms
 - Living room
 - Dining room
- Contemporary kitchen
- First floor bathroom
- Garden with street access
 - Off road parking space
- Sought after village location
- Within catchment to good schools



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This fantastic period home is a short walk from Southborough's local shops, sought after schools and excellent transport links.

Its brick exterior and enviable corner plot delivers plenty of kerb appeal and it has an off road parking space to the side and gated rear garden access too.

An entrance door to the side welcomes you into this charming home loved by the same family for over two decades and modernised to create a bright, stylish home.

To your left, at the front of the house, is the spacious living room. It is flooded with light from its window overlooking the quiet street, has a period fireplace that adds character and plenty of room for sofas.

Opposite is the spacious dining room which conveniently opens into the kitchen at the rear. Its open plan aspect to the kitchen makes it a very social space and there is an under stair fitted cupboard that provides hanging space for coats and useful storage space.

The modern kitchen, brightened by a side aspect window, has an abundance of stylish cabinetry topped with contrasting countertops. There is an integrated Bosch oven with four ring gas hob and extractor above and space and plumbing for additional appliances. The sink is placed under the window, and a side aspect door opens into the garden.

Climbing the stairs to the first floor the principal bedroom is at the front. It has a large window bringing in lots of natural light and an over stair fitted cupboard housing the boiler and providing hanging.

Along the hallway the second bedroom has garden and street views.

At the rear, the spacious bathroom has a panel enclosed bath and pedestal wash hand basin. A window to the rear reflects light off its white fittings and there are two fitted cupboards for storage.

Outside to the rear the garden has a paved terrace, perfect for summer dining, an area of lawn and colourful stocked flower beds. It is fully enclosed making it a safe sanctuary for children and pets and a gate gives street access.

This charming home is beautifully presented and is perfect for a young family or professionals due to its fantastic location. A must see!





Living Room: front aspect double glazed window, period fireplace, tiled hearth, open alcove shelves, radiator, wooden effect flooring.

Dining Room: rear aspect double glazed window, under stair cupboard with hanging space and storage space, fitted alcove low level cupboard with open shelves above, radiator, wooden effect flooring.

Kitchen: side aspect double glazed window, rear aspect window, side aspect door, space and plumbing for washing machine, space and plumbing for slimline dishwasher, space for fridge/freezer, 1 ¼ sink with drainer and mixer tap, Bosch integrated oven, 4 ring gas hob, extractor hood, glass splashback, eye and base level cupboards, countertops, column radiator.

Bedroom 1: front aspect double glazed window, opening in chimney breast with shelf, fitted over stair cupboard with hanging space and housing the boiler, radiator.



Bedroom 2: rear aspect double glazed window, radiator.

Bathroom: rear aspect part opaque double glazed window, wooden panel enclosed bath with mixer tap and handheld shower attachment, pedestal wash hand basin with mixer tap, low level WC, fitted cupboards, radiator, tile effect flooring.

General:

Tenure: Freehold

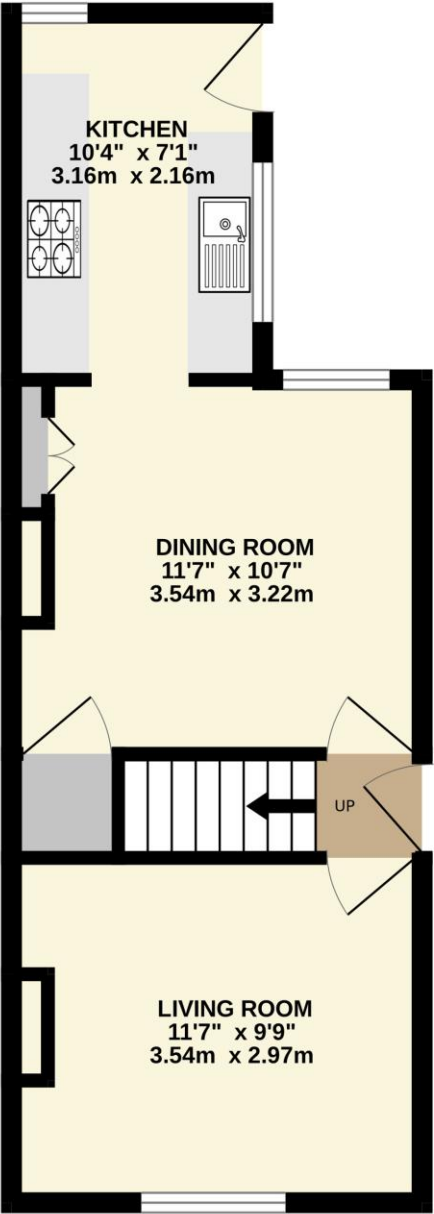
Local authority: Tunbridge Wells Borough Council

Council tax: Band C (£2,197.38)

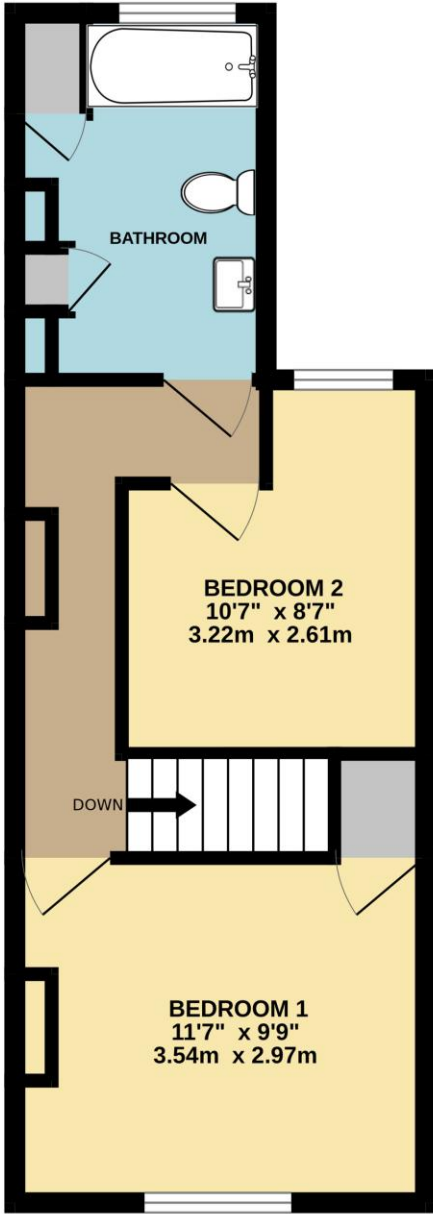
EPC: D (63)



GROUND FLOOR
343 sq.ft. (31.9 sq.m.) approx.



1ST FLOOR
343 sq.ft. (31.9 sq.m.) approx.



APPROX TOTAL AREA 63.7 SQ.M / 686 SQ.FT

TOTAL FLOOR AREA : 686 sq.ft. (63.7 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		78
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Area Information: Southborough, Tunbridge Wells

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 Sheffield Road. 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 north 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. Sheffield Road is also within the catchment areas for the 6 highly regarded and sought-after Tunbridge Wells and Tonbridge Grammar Schools. The nearest mainline station to Southborough is at High Brooms with fast and frequent train services to London Charing Cross, London Bridge, Canon Street and Victoria. There are also mainline stations on the same line at Tonbridge and Tunbridge Wells. Tonbridge Station is 2 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 a short walk from the property, 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.



