

9 Phoenix Yard, Tunbridge Wells





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Immaculate 3-bedroom town house with parking in sought after development

Accommodation Summary

- Terraced town house (built 2019)
 - 3 bedrooms, 1 en-suite
- Open plan kitchen/living/dining room
 - Ground floor cloakroom
 - First floor bathroom
 - Second floor en-suite shower room
- Balcony and ground floor terrace area
- 2 allocated parking spaces, one with EV charger
- New build warranty (3 years remaining)
 - Chain free



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Set on a private development, this fantastic home is also a stone's throw from excellent schools, superb transport links, and the town centre's shops and restaurants.

A smart industrial style red brick exterior with aluminium windows is fronted by an enclosed paved terrace area and an allocated parking space, conveniently close to the house.

An additional parking space, perfect for visitors, is located on the side near to the development's entrance.

A glazed entrance door opens into the hallway, which has space for coats and shoes.

Behind, the open plan kitchen/living/dining room, which is the heart of the home, is at the rear and has access into the guest cloakroom too. It enjoys dual aspect light, with the front windows benefitting from one way privacy glass and has plenty of space for seating and dining.

The stylish kitchen area forms an open U space with a mixed tone of handleless cupboards and contrasting Quartz countertops. A peninsula with a breakfast bar overhang for up to three bar stools is perfect for informal dining. Integrated appliances such as a Neff induction hob with extractor hood, Neff oven, Neff washer/dryer and fridge/freezer make it a cook's dream. The open plan aspect to the living/dining area makes it a very social space letting you chat to friends and family as you prepare dinner.

Climbing the stairs to the first floor there are two bedrooms, the larger one a generous double with a fitted wardrobe.

The family bathroom sits at the rear of the landing with a shower over its panel enclosed bath and a vanity unit with a wash hand basin, concealed cistern WC, and storage.

Up a further flight of stairs to the second floor the principal bedroom, currently set up as an additional reception room, is wonderfully spacious with a wall of fitted cabinetry and access onto the sit on decked and enclosed balcony to the front.

A modern ensuite shower room completes the feeling of luxury that the room delivers on.

This fantastic home offers a contemporary lifestyle in a central location that you could move straight in and enjoy. A must see!





Kitchen/Living/Dining Room: rear aspect double glazed window, front aspect double glazed windows with one way privacy coating and shutters, eye and base level mixed tone handleless cabinetry, Quartz countertops, peninsula breakfast bar overhang, integrated fridge/freezer, integrated Neff dishwasher, integrated Neff oven, Neff induction hob, integrated Neff washer/dryer, glass splashbacks, extractor hood, sink with mixer tap, wooden effect flooring with underfloor heating.

First Floor:

Bedroom 2: rear aspect glass door and full height double glazed windows with integral blinds, fitted soft close wardrobe with hanging rail and shelf, radiator.

Bedroom 3: front aspect double glazed window, radiator.

Bathroom: panel enclosed bath with glass shower screen, mixer tap and wall mounted shower attachment, vanity unit with wash hand basin and mixer tap over and cupboard under, concealed cistern WC, heated towel rail, part tiled walls, tiled flooring.

Second Floor:

Principal Bedroom: front aspect double glazed windows and glazed doors with privacy coating, fitted soft close wardrobes with hanging rails and shelves, radiators.

Balcony Sit on Terrace: decked, metal balustrades.

En-suite Shower Room: shower enclosure with rainwater shower head, handheld shower attachment, vanity unit with wash hand basin and mixer tap over, cupboard under, concealed cistern WC, heated towel rail, part tiled walls, tiled flooring.

General:

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band E (£2,970.62)

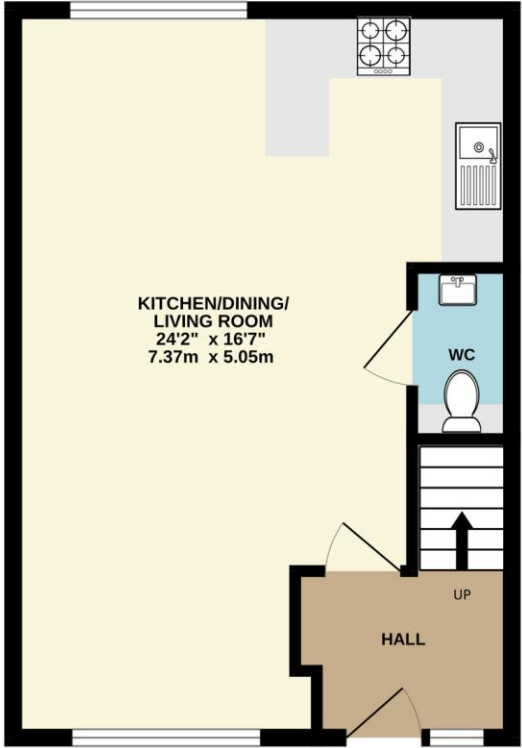
EPC: B (84)

Service charge for communal areas: £330.00 P/A

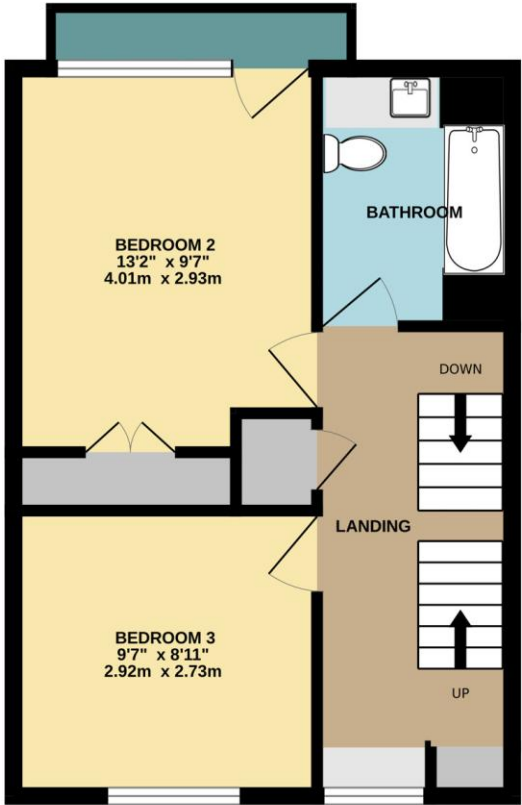
EV charger



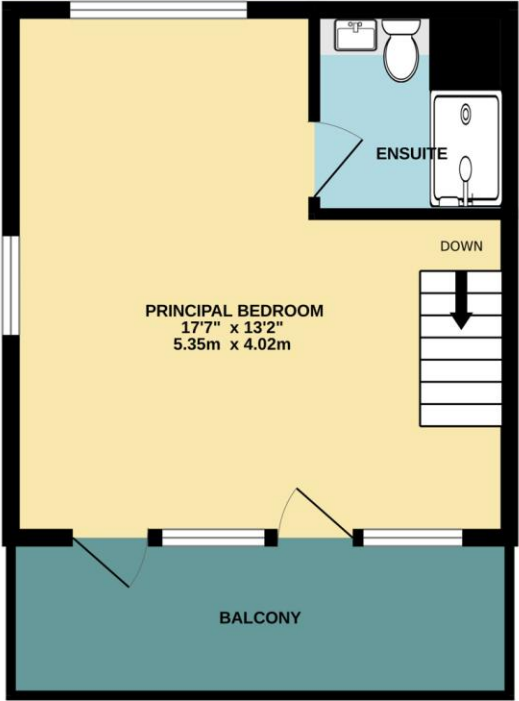
GROUND FLOOR
401 sq.ft. (37.3 sq.m.) approx.



1ST FLOOR
401 sq.ft. (37.3 sq.m.) approx.



2ND FLOOR
291 sq.ft. (27.0 sq.m.) approx.



APPROX TOTAL AREA 1,093 SQ.FT / 101.6 SQ.M

TOTAL FLOOR AREA : 1093 sq.ft. (101.6 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		95
(81-91) B	84	
(69-80) C		
(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		



AREA INFORMATION: Tunbridge Wells, Kent

Tunbridge Wells, steeped in royal history and architectural heritage, also provides a wealth of modern-day shopping, entertaining and recreational facilities.

As it is a mere 30 miles south of London and sits amidst glorious Kent countryside it is a highly sought-after area for property owners.

The historic Pantiles offers a vibrant al fresco café culture with independent boutiques stretching up to the old High Street. Your every shopping need is satisfied, however, as the more modern-day Royal Victoria Place Shopping Centre offers comprehensive shopping facilities from department stores and national chains.

Excellent local primary schools such as St John`s Primary School, St Augustine`s RC Primary School, Holmewood House, Rose Hill and The Wells Free School sit alongside the highly regarded and sought-after girls` and boys` grammar schools. With a number of additional exceptional state secondary schools in its borough and the renowned Tonbridge and Sevenoaks Schools on its doorstep, parents are definitely spoilt for choice.

Recreational amenities such as Hilbert & Grosvenor, St John`s, and Dunorlan Parks, Calverley Grounds, the Assembly Hall Theatre, Nevill Golf Club and St Johns Sports Centre offer an abundance of leisure facilities.

With its two stations, High Brooms and Tunbridge Wells, Tunbridge Wells is a commuters dream as even in off-peak there are up to four trains an hour to London Charing Cross in 50-minute journey times or less.

Finally, the M25 with its links to Gatwick and Heathrow Airports is accessible via the A21 which lies just north of Tunbridge Wells.



