



Bardens



46A PANTILES TUNBRIDGE WELLS

£295,000
LEASEHOLD

Stylishly Refurbished | Two Double Bedrooms | No Onward Chain. Set within a beautifully preserved Grade II listed building in the heart of the iconic Pantiles, this exceptional two-bedroom ground floor apartment presents a rare opportunity to acquire a home that perfectly blends period character with modern living. Impeccably refurbished by the current owner, the property has been thoughtfully upgraded to a high specification throughout. Classic features including high ceilings, large sash windows, and a striking fireplace are complemented by contemporary finishes such as a sleek fitted kitchen, luxurious bathroom, smart electric ceramic radiators, and quality wooden flooring. At the heart of the home is a bright and spacious open-plan kitchen/sitting room, filled with natural light and ideal for both relaxing and entertaining. The space offers a warm yet sophisticated atmosphere, enhanced by tasteful décor and stylish finishes. Both bedrooms are well-proportioned doubles, with the principal bedroom offering particularly generous dimensions, creating a comfortable and inviting retreat. Offered to the market with no onward chain, this property is ideally suited as a primary residence, elegant pied-à-terre, or high-quality investment in one of Tunbridge Wells' most desirable and historic locations. Available fully furnished. EPC band E. Council tax band D. Floor area 69 sqm. Leasehold. Street permit parking



- Prestigious Pantiles location • Grade II listed period building • Beautifully refurbished throughout • Spacious open-plan living accommodation

Kitchen-Living Room

Modern kitchen with a complementary wooden worktop, inset sink and mixer tap, built-in electric oven, hob cooker with hood, and slimline dishwasher. Rustic wooden flooring throughout, a wall-mounted smart electric ceramic radiator, smart switches and downlights, a feature fireplace, high ceilings and decorative cornice in a generous sitting room with a sash window to the front,

Master Bedroom

A very generous bedroom with a tall ceiling, a wall-mounted smart electric ceramic radiator, smart switches, and rustic wooden flooring throughout. Bay sash window to the front.

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Modern Bathroom

Recently installed, featuring a bath shower with handheld shower attachment and rainfall head, a free-standing wash hand basin and smart mirror above, and a low-level cistern WC. store cupboard housing a pre-lagged hot water tank, a stylish grey marble figure, tiled flooring, and wall downlights, and one sash window to the rear.

Double Bedroom 2

A wall-mounted smart electric ceramic radiator, smart switches, and rustic wooden flooring. Sash window to rear. Tonnes of natural light, period features, and an uncluttered, relaxed living space.

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Entrance Hallway

A good-sized entrance hallway with a sash window to the front,

wooden flooring, smart switches, and a wall-mounted intercom system.

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Location

Situated in the historic Pantiles, this property enjoys one of Tunbridge Wells' most sought-after addresses. Renowned for its elegant colonnades, boutique shops, cafés, and vibrant cultural events, the area offers a unique lifestyle combining charm and convenience. Tunbridge Wells is highly regarded for its excellent schooling, including grammar, independent, and outstanding-rated primary schools. The town also benefits from beautiful green spaces such as Dunorlan Park and Tunbridge Wells Common, along with excellent transport links to London, making it ideal for commuters.

Parking

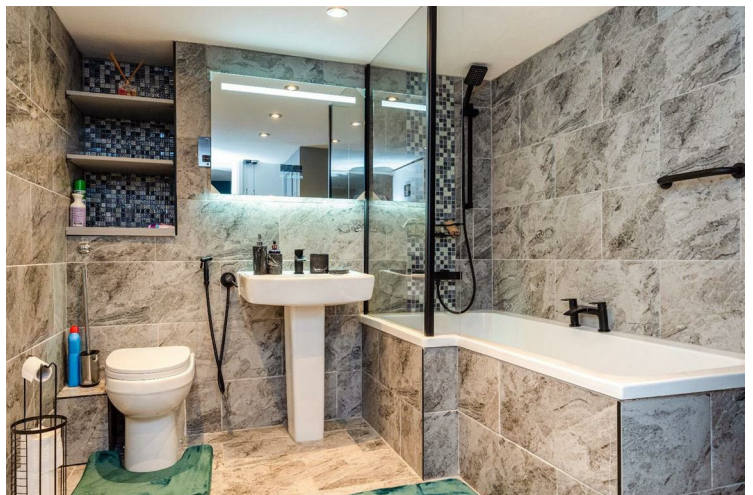
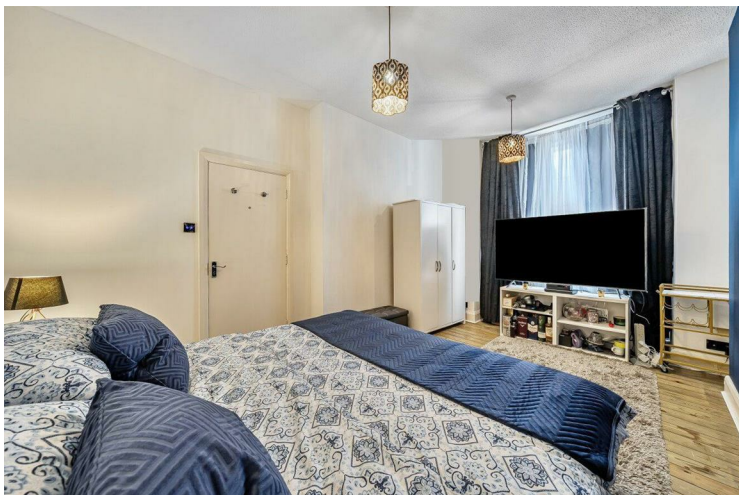
The Tunbridge Wells Borough Council website advises Zone A residents are allowed a maximum of two parking permits per residency with additional visitor vouchers.

EPC and Council Tax

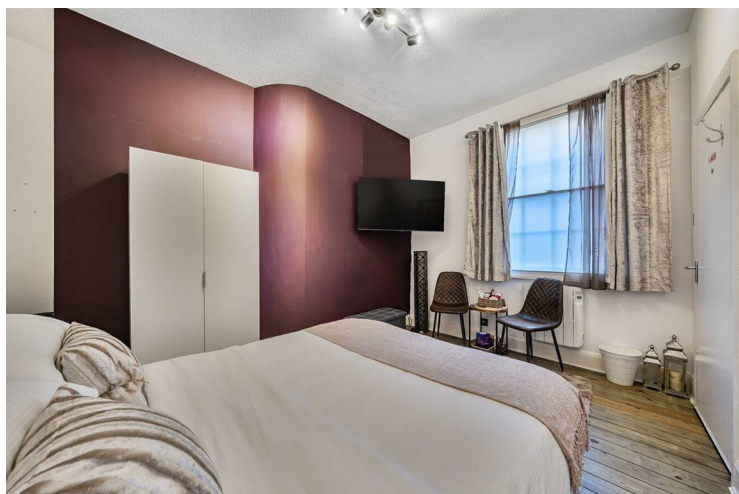
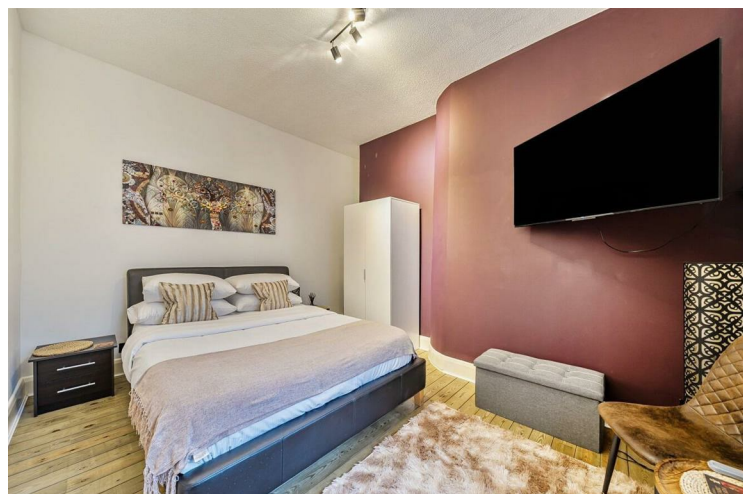
Energy Performance Certificate band E. Council tax band D, £2437.55 for 2026-27.

Lease, Ground Rent and Service Charge

The lease has 112 years remaining. Ground rent is £100 pa. Service charge £2243.16 pa.

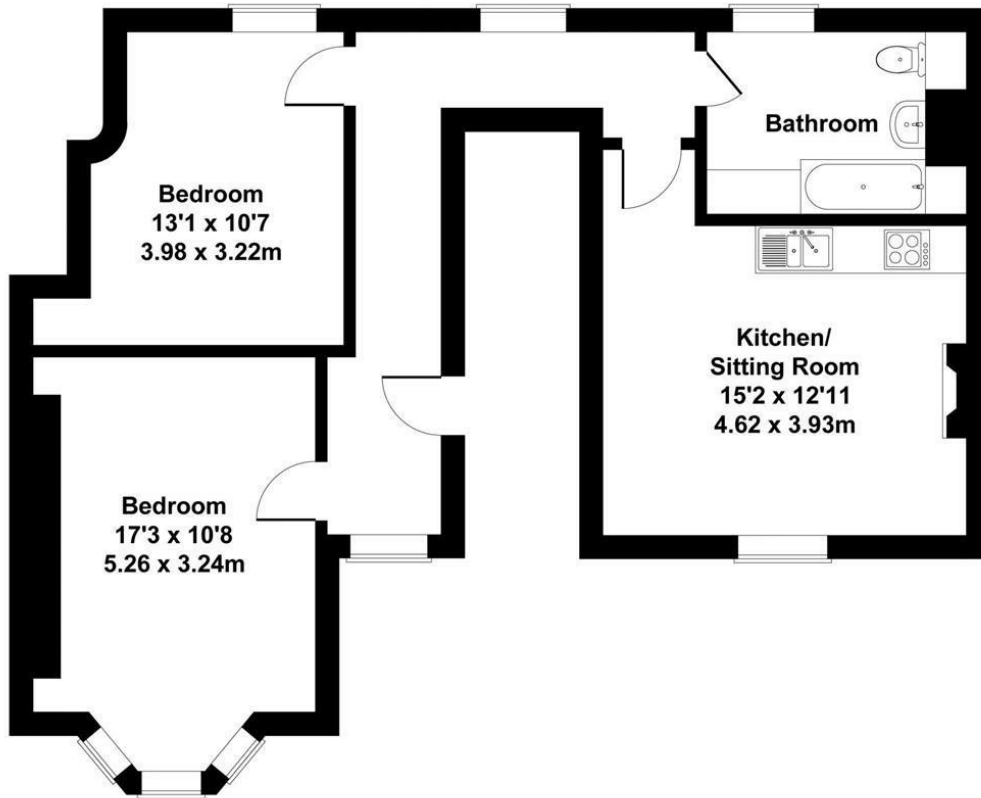


- Feature fireplace and character features • Two generous double bedrooms • Contemporary fitted kitchen • Stylish, high-specification bathroom • Smart electric heating system • No onward chain. Available Fully Furnished



The Pantiles

Approximate Gross Internal Area
764 sq ft - 71 sq m



For Illustrative Purposes Only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

EPC Rating: Council Tax Band: D

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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