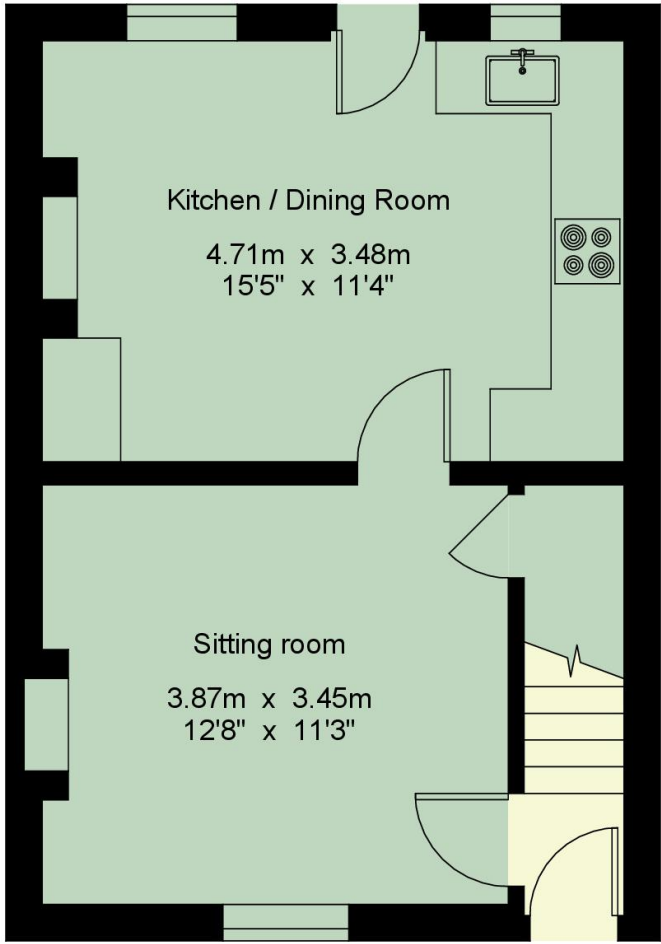
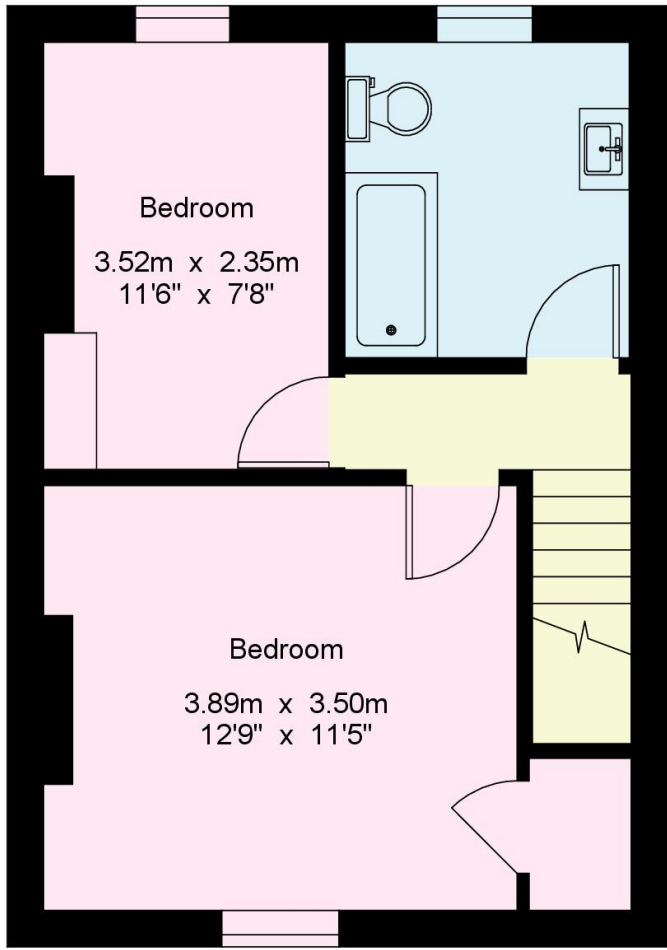




Ground Floor



First Floor

21 Birling Road
House - Gross Internal Area : 68.8 sq.m (740 sq.ft.)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	80 C
39-54	E		
21-38	F		
1-20	G		



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Agents Note: Whilst every care has been taken to prepare these particulars they are for guidance purposes only. If there are any points of particular importance to you please contact the office. Any areas, measurements or distances are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon. It should not be assumed that the property has all necessary planning, building regulations or other consents. Sumner Pridham have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



21 Birling Road

Tunbridge Wells, TN2 5LX

SUMNER PRIDHAM

A beautifully presented early Victorian property significantly upgraded to a high standard throughout benefiting from light, well-proportioned rooms, large garden, located in a popular residential area on the south side of town within a mile of the Pantiles and mainline station.

Hall, Sitting Room, Kitchen/Dining Room, 2 Double Bedrooms, Bathroom, Gas Fired Central Heating, Front Garden with off-road parking potential STC, Large Rear Garden.

Offers in excess of £500,000 Freehold



21 Birling Road, Tunbridge Wells, TN2 5LX



Property Description

- ◆ A beautifully presented early Victorian (circa 1870) end terraced house.
- ◆ Wonderfully light and well-proportioned rooms.
- ◆ Significant improvement works including new certificated electrics, upgraded central heating system including a hive control point.
- ◆ New kitchen and bathroom.
- ◆ Log burner installed in sitting room with the appropriate certificate.
- ◆ Attractively decorated throughout which also includes internal replastering of walls and ceilings.
- ◆ Externally the property has been re-rendered and painted, a new roof installed with new fascias and gutters.
- ◆ Front door leads into entrance hall with coat hanging rail.
- ◆ Light and well-proportioned sitting room featuring exposed brick chimney breast with log burner installed and shelving either side.
- ◆ Understairs cupboard housing consumer unit and smart meter, power and light connected.
- ◆ Kitchen with attractive outlook over the garden, is fitted with Quartz worksurfaces over 3 walls, with inset sink beneath the window, comprehensive range of cupboards and wall mounted cabinets, tiled splashback.



- ◆ Pull out pantry cupboard and the corner cabinets include pull out corner trays.
- ◆ Integrated appliances include induction hob, electric oven, dishwasher, washing machine, fridge freezer and microwave.
- ◆ Door leads out to the garden.
- ◆ Staircase leads to a first floor landing where there is access to a boarded roof space with loft ladder and light connected.
- ◆ Double bedroom 1 lays to the front of the property with original polished floorboards, fully fitted double wardrobe cupboards with double hanging rails and light connected.
- ◆ Bedroom 2 has a view over the garden and beyond, original polished floorboards, and double doors to a heated linen cupboard.
- ◆ Bathroom recently installed and fitted with double end bath with separate shower above, drench and handheld showers, washbasin with cupboards and drawers beneath, low level WC, heated illuminated wall mirror, tiled floor and walls, air extractor, heated towel rail, and window with open outlook.

Outside

- ◆ The property benefits from a superb garden, steps lead down to a large, decked area with sufficient space for 'L' shaped soft seating and a good size table and chairs.
- ◆ The remainder of the garden is laid to lawn with 2 garden sheds and is conveniently located to the house with power and light connected.
- ◆ There is a good sized front garden which creates an attractive setting but also has the potential for an off-road parking space subject to consents.

Location

- ◆ Ideally suited to buyers who wish to have easy access out to countryside yet wish to be walking distance to the historic Pantiles and central station less than a mile away.
- ◆ TN2 Food & Wine and the popular Bull publichouse are just around the corner.

Viewing

Strictly by appointment only through sole agents Sumner Pridham
01892 516615 info@sumnerpridham.co.uk

