



**HOME + CASTLE**  
ESTATE AGENTS

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## Admiral Walk, Tunbridge Wells, TN2

5 Bedroom Detached with 3 Ensuities and Conservatory

Home + Castle are pleased to advertise this immaculately presented 5 bedroom detached house in the sought after Knights Wood development. Features 3 ensuite, 2 receptions, open plan kitchen diner, conservatory, integral garage and west facing rear garden. Outlook to the front of the property over protected woodland.

Excellent location with extensive range of schools and colleges to choose from including Skinners which has been rated "Outstanding" by Ofsted. High Brooms station provides links to London and bus services to Tonbridge are also available close by. Knights Park offering a health club, multi-screen cinema, restaurant and bowling alley is just a few minutes walk.

**FOR SALE**

**£875,000**

### Front of Property

The front of this beautiful home looks out to protected woodland which is jointly owned by those living in this sought after Knights Wood development. Area of decking with planted borders, outside lights, block paved drive offering parking for 2 vehicle plus Electric Vehicle charging point Gate to left hand side offering access to rear garden. Front door leading to hallway.

### Hallway 18'3" x 5'9" (5.56m x 1.75m)

Spacious hallway. Down lights, ceiling light, power points, radiator with cover, under stairs cupboard and wood effect laminate flooring. Stairs to 1st floor.

### Sitting Room 10'8" x 9'3" (3.25m x 2.82m)

Radiator, power points, ceiling light, TV point, wood effect laminate flooring and double glazed window to front of property with woodland outlook.

### Kitchen Diner 17'1" max x 12'5" max (5.21m max x 3.78m max)

Open plan kitchen and dining area. Integrated appliances including fridge freezer, dish washer, electric hob and double oven. Plenty of base units, wall cupboards and work surface. Island with additional storage below. Double glazed window to west facing rear garden and French doors to conservatory. Wood effect laminate flooring.

### Conservatory 12'10" x 9'9" (3.91m x 2.97m)

Spacious conservatory. Power points, wall light, tiled floor and double-glazed French doors to patio area and garden.

### Cloak Room 6'4" x 3'1" (1.93m x 0.94m)

Basin, WC, radiator, downlights, shelf, extractor fan and wood effect laminate flooring.

### Utility Room 7'11" x 5'8" (2.41m x 1.73m)

Wall cupboards, base units, work top, stainless steel sink, plumbing for washing machine, space for tumble drier, radiator, extractor fan, ceiling light, wood effect laminate flooring and door to integral garage.

### Integral Garage 18'3" x 12'4" (5.56m x 3.76m)

Up & over electric door, wall mounted IDEAL gas boiler, solar panel controls, fuse box, half-glazed door to rear of property.

### 1st Floor Landing

Radiator, power points, pendant lights x 2, double glazed window to side of property and carpet.

### Living Room 17'2" x 10'9" (5.23m x 3.28m)

Double glazed tri-fold doors to balcony with woodland outlook. Power points, TV point, pendant light, radiator and wood effect laminate flooring.

### Balcony 12'10" x 4'10" (3.91m x 1.47m)

Nice sized balcony overlooking protected woodland to front of property.

### Bedroom 1 12'5" x 10'8" (3.78m x 3.25m)

Spacious main bedroom with dressing area and ensuite shower room. Power points, down lights, radiator and carpet. Double glazed French doors to Juliette balcony with woodland outlook.

### Dressing Area 7'8" x 4'4" (2.34m x 1.32m)

Built-in wardrobes, down lights, carpet and double glazed window to rear of property. Hatch to loft space.

### Ensuite Shower Room 7'3" x 4'11" (2.21m x 1.50m)

Shower cubicle, basin, WC, wall cabinet with mirror, shelf, chrome ladder style radiator, tiled floor, part tiled walls, extractor fan and opaque double glazed window to rear of property.

### Bedroom 4 11' max x 9'4" max (3.35m max x 2.84m max)

Double glazed window to rear of property, radiator, power points, ceiling light and carpet.

### Bedroom 5 8'2" x 7'4" (2.49m x 2.24m)

Double glazed window to rear of property, radiator, power points, ceiling light and carpet.

### Family Bathroom 7'3" x 5'6" (2.21m x 1.68m)

Bath with screen and shower riser. Basin, WC, wall mirror, shelf, chrome ladder style radiator, down lights, extractor fan, part tiled walls, tiled floor and down lights.

### 2nd Floor Landing

Airing cupboard with shelving and water cylinder. Radiator with cover, power points, pendant light, opaque double glazed window to side of property and carpet.

### Bedroom 2 15' x 10'9" (4.57m x 3.28m)

Built-in wardrobes, radiator, power points, ceiling lights, carpet and double glazed French doors to Juliette balcony with woodland outlook.

### Ensuite Shower Room 7'8" x 5'6" (2.34m x 1.68m)

Shower cubicle, basin with vanity unit, shelf, wall cabinet with mirror, ladder style chrome radiator, down lights, extractor fan, tiled floor and part tiled walls.

### Bedroom 3 11'2" x 8'7" (3.40m x 2.62m)

Built-in double wardrobe, radiator, power points, pendant light, carpet and double glazed window to rear of property.

### **Ensuite Shower Room 8'7" x 4'10" (2.62m x 1.47m)**

Shower cubicle, basin with vanity unit, shelf, wall mirror, wall cabinet with mirror, ladder style chrome radiator, down lights, tiled floor, part tiled walls and opaque double glazed window to rear of property.

### **Rear of Property**

Patio area with raised decking providing BBQ & seating area. West facing garden laid mainly to lawn with borders of mature shrubs, plants and trees. Outside lighting, electrical sockets and tap. Covered storage area to one side with gate to front of property on the other.

### **Additional Information**

Energy Performance Rating - B.

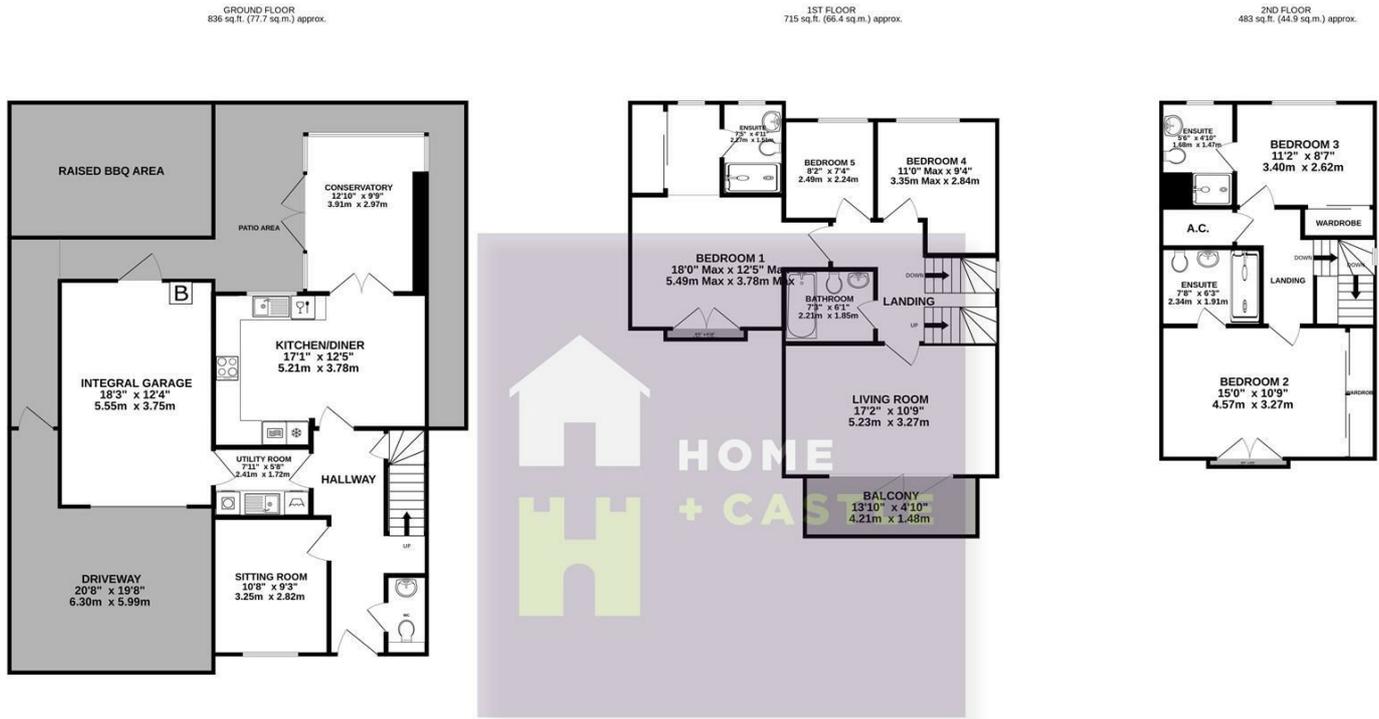
Council Tax Band - F.

Estate Management Fee - £491.72 p.a.

### **Dimensions**

All dimensions supplied are approximate and to be used for guidance purposes only. They do not form part of any contract. No systems or appliances have been tested. Kitchen appliances shown on the floor plan are for illustration purposes only and are only included if integrated, built-in, or specifically stated.

# Floor Plan

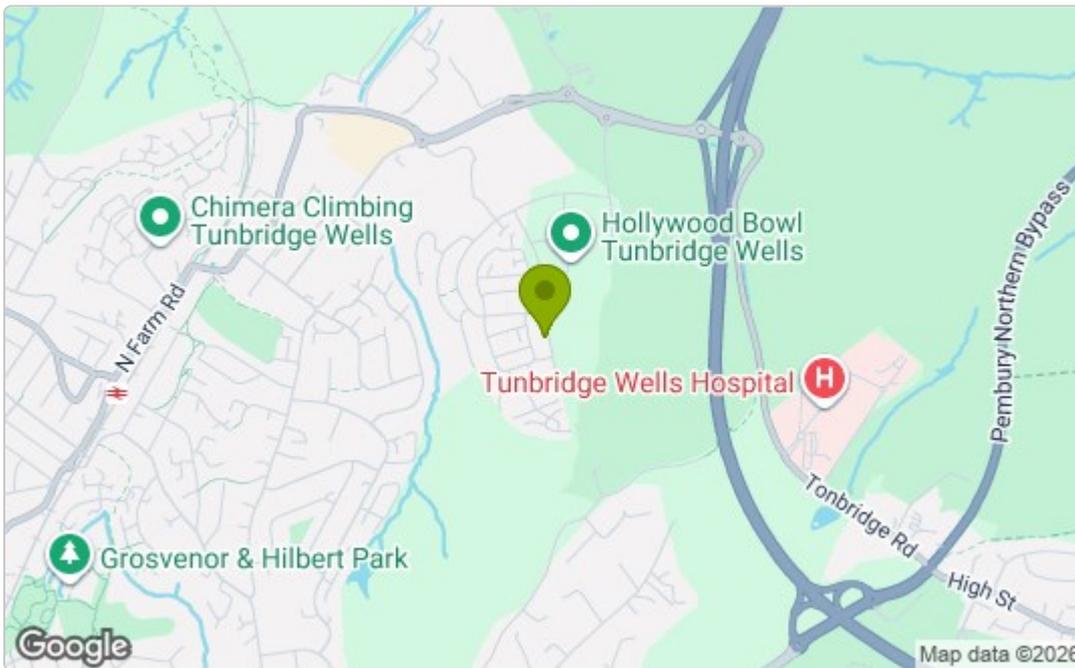


5 BEDROOM DETACHED WITH 3 ENSUITES

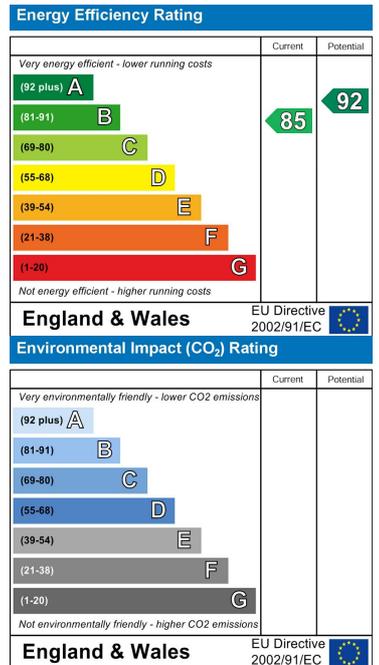
TOTAL FLOOR AREA : 2035 sq.ft. (189.0 sq.m.) approx.

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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# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.