

31 NORMAN ROAD

TUNBRIDGE WELLS, TN1 2RT



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PROFESSIONALS IN PROPERTY



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Kings Estates are pleased to present this beautifully refurbished three-bedroom period home in central Tunbridge Wells, with no onward chain, a stunning kitchen, stylish bathroom, and good-sized garden.

- No onward chain
- Beautifully refurbished three-bedroom period home in central Tunbridge Wells
- Modern grey handle-less kitchen with integrated oven, hob, extractor, and dishwasher
- Square-edge worktops, matching upstands, under-cupboard lighting, and exposed brick wall
- Hardwired TV coax throughout and Cat 6 cabling to lounge and kitchen
- Utility area with plumbing for washing machine and tumble dryer, additional cupboards
- Stylish bathroom with drench shower, his and hers basins, and storage drawers
- Two first-floor double bedrooms with exposed brick fireplaces and built-in storage
- Northwest-facing low-maintenance garden with sandstone-style concrete patio, gravel area, and shed
- Second WC with hot and cold basin in attached garden lean-to

Energy Efficiency Rating: C



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THE PROPERTY

Kings Estates are pleased to present this beautifully refurbished three-bedroom period home, situated in the very heart of Tunbridge Wells. Thoughtfully and sympathetically renovated throughout, this attractive property blends contemporary styling with original character features, offering a turnkey lifestyle opportunity with no onward chain. From fresh décor and new carpets to a brand-new kitchen and bathroom, every detail has been carefully considered to create a welcoming and elegant home ideal for modern living.

Accommodation is arranged over three levels. The raised ground floor boasts a bright sitting room with stylish modern double-glazed sash windows, and a garden-facing third bedroom featuring a beautiful period fireplace and surround.

Downstairs on the lower ground floor, you'll find a sleek grey handle-less kitchen, complete with integrated oven, hob, extractor fan, and dishwasher. There's also space for a small table and chairs, making it the perfect breakfast spot. The design is enhanced by square-edge worktops, matching upstands, under-cupboard lighting, recessed ceiling spotlights, and a charming exposed brick feature wall with a contemporary vertical radiator. The kitchen is also hardwired for TV coax and Cat 6, and a stable door leads directly into the garden.

Adjoining the kitchen is a dedicated utility area with space and plumbing for both a washing machine and tumble dryer, additional cupboards, and practical worktop space.

The stylish new bathroom is fitted with a deep-sided bath and overhead drench shower with an additional handheld attachment and screen, his and hers wash basins with mixer taps, tiled splashbacks, storage drawers, a low-level WC, and a heated ladder-style towel rail. A large under-stairs cloak cupboard provides further storage and hanging space.

In addition, the property benefits from a second new WC with hot and cold basin located in the attached garden lean-to, ideal for outdoor convenience or guest use.

On the first floor are two generously sized double bedrooms, both featuring charming exposed brick fireplaces, modern double-glazed sash windows, and built-in cupboards with hanging rails. The home is also hardwired for TV coax throughout, ensuring seamless connectivity.

Outside, the northwest-facing garden enjoys the afternoon sun, making it a delightful space to relax or entertain. The garden is low-maintenance, featuring a paved patio laid in sandstone-style concrete slabs, gravel area, and a shed for additional storage.

TOWN CENTRE

The property is located in the heart of Royal Tunbridge Wells. Tunbridge Wells is the only spa town in the Southeast of England, with elegant architecture and a variety of cultural, entertainment and shopping attractions, including the historic Pantiles, known for its charming Georgian colonnade, summer Jazz festivals, regular food and craft markets and Chalybeate Spring; there are two theatres locally, an abundance of cafés and restaurants and a mixture of national multiple retailers and independent shops.

Amenities: The property is located close to superb shopping facilities including major national stores and individual boutiques in the Royal Victoria Shopping Centre. The famous Pantiles and historic High Street are also nearby where there are many excellent restaurants, cafes and individual shops and regular markets and special events throughout the year.

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

State and Private Schools: There are many highly-regarded schools in the vicinity, including Skinners, TWGGS, TWGSB, Bennett Memorial Diocesan and St Gregory's secondaries.

Mainline rail: Tunbridge Wells (about 0.6 miles) with fast and frequent services to London Charing Cross (via London Bridge and Waterloo East) and Cannon Street with journey times from 50 minutes. The Centaur Commuter Coach service also stops nearby.

Communications: The A26 joins the A21 just North of the town, linking through to the M25 (junction 5) London orbital motorway, and thereby to the national motorway network, and to the South coast. Gatwick Airport is about 23 miles to the West, accessible via the motorway or via the A264.

OTHER INFORMATION

Council Tax Band – C
(Tunbridge Wells Borough Council)
Tenure – Freehold

We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.

Agents Note - Please be advised that some of the images included in this listing have been virtually staged for illustrative purposes. Virtual staging involves digitally enhancing or altering images to showcase potential furniture placement and decorative possibilities. These enhancements are for visual representation only and should not be construed as the actual condition or contents of the property. We recommend prospective buyers or tenants to conduct physical viewings to accurately assess the property's layout and condition. Should you require any further clarification regarding the property's presentation, please do not hesitate to contact us.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Kings Estates (the agent) has not tested any apparatus, equipment, fixtures and fittings or services and therefore cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their own solicitor or surveyor. References to the tenure of a property are based on information supplied by the vendor. Kings Estates has not had sight of the title documents. Items shown in photographs are NOT included unless specifically mentioned within the written sales particulars. They may however be available by separate negotiation, please ask us at Kings Estates. We kindly ask that all buyers check the availability of any property of ours and make an appointment to view with one of our team before embarking on any journey to see a property.



Approximate Gross Internal Area = 79.90 sq m / 860 sq ft
External WC = 1.2 sq m / 13 sq ft
Total = 81.1 sq m / 873 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearing before making decisions reliant upon them. (ID1223689)

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