

3 DALE STREET

TUNBRIDGE WELLS, TN1 2QJ

Mon Sat
8am 6:00pm

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KINGS ESTATES

PROFESSIONALS IN PROPERTY



3 DALE STREET

TUNBRIDGE WELLS. TN1 2QJ

A deceptively spacious (1032 sq ft / 95.9 sq m) and beautifully extended Victorian three-bedroom, 2 bath/shower room end of terrace home arranged over three floors, enviably positioned in the heart of Tunbridge Wells. With elegant interiors, versatile accommodation, a substantial timber outbuilding and a generous south-facing garden with side access, this property offers an exceptional blend of period charm and modern living.

- Extended Victorian End Of Terrace House
- Prime Town Centre Location
- Substantial Timber Outbuilding / Workshop, Rare For The Town Centre
- Two Elegant Reception Rooms
- Modern Fitted Kitchen With Garden Access
- Three Bedrooms Including Top Floor Principal Suite
- Spacious Family Bathroom And Ensuite Shower Room
- Good Size South-Facing Garden
- Planning Permission In Place to Extend the Property Further
- Easy Walking Distance to Shops, Cafes/Restaurants, Schools & Mainline Train Stations

Energy Efficiency Rating: D



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THE PROPERTY

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Just moments from the town centre, the house provides thoughtfully designed living space alongside a landscaped garden and a superbly useful outbuilding. Character features are complemented by stylish updates including double glazed windows throughout, creating a home that feels both welcoming and practical.

The sitting room is an inviting space with a double glazed sash window, open fireplace, bespoke cabinetry and fitted shelving. Beyond, the dining room enjoys garden views and useful understairs storage, while the well-appointed kitchen features wood-effect worktops, integrated appliances and direct garden access, making it the heart of the home.

On the first floor, two double bedrooms are served by a bright and spacious family bathroom, fitted with a contemporary suite, excellent storage and a touch of luxury.

The top floor is dedicated to the principal bedroom, a tranquil retreat with rooftop town centre views, an adjoining home office and a modern shower room – an ideal arrangement for flexible working or quiet study.

Outside, the property continues to impress. A substantial timber outbuilding provides superb versatility as a workshop, studio or storage – a rare asset in such a central location – while the beautifully landscaped south-facing garden offers generous space for both relaxation and entertaining. There is also useful side access.

OTHER INFORMATION

Tenure: Freehold (Titles K572875 for the house and K821545 for the additional garden and outbuilding)

Council Tax Band: C
Tunbridge Wells Borough Council

Planning Permission: Granted May 2017 for a single storey rear and side extension and loft conversion including dormer. The loft conversion has been completed, and the consent for the rear and side extension remains extant, offering future scope to enlarge the property further. Further details available upon request.

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

THE LOCATION

The property enjoys a prime position in the heart of Royal Tunbridge Wells, the only spa town in the Southeast of England. Famed for its elegant architecture and cultural heritage, the town offers a vibrant mix of shopping, dining and leisure opportunities. The historic Pantiles, with its Georgian colonnade, summer jazz evenings, regular food and craft markets and the Chalybeate Spring, is just one of many attractions. The town also boasts two theatres, an excellent choice of cafés and restaurants, and a blend of independent boutiques and national retailers.

Amenities: Everyday needs are well catered for with the Royal Victoria Shopping Centre and the historic High Street nearby, offering a variety of shops, restaurants and cafés, alongside regular markets and seasonal events.

Recreation: Green spaces such as Dunorlan Park, Grosvenor Park and Calverley Grounds provide beautiful settings for walking and leisure, while the Assembly Hall Theatre, Nevill Golf Club and St John's Sports Centre ensure a wide range of recreational pursuits.

Schools: The area is renowned for its excellent schools, including highly regarded state and grammar schools such as Skinners, TWGGS, TWGSB, Bennett Memorial Diocesan and St Gregory's, together with a number of independent options.

Transport: Tunbridge Wells station (approximately 0.6 miles) offers fast and frequent services to London Charing Cross, London Bridge, Waterloo East and Cannon Street, with journey times from around 50 minutes. The Centaur Commuter Coach service also stops nearby.

Road Connections: The A26 links to the A21 just north of the town, providing access to the M25 (junction 5) and the wider national motorway network, as well as the south coast. Gatwick Airport lies about 23 miles to the west, reached via the A264 or motorway connections.

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.

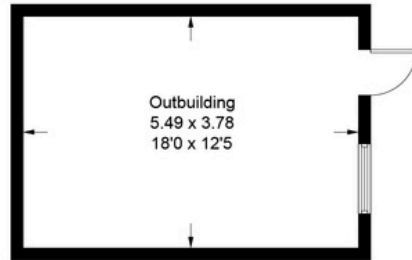


 = Reduced headroom below 1.5m / 5'0

Approximate Gross Internal Area = 95.9 sq m / 1032 sq ft

Outbuilding = 20.9 sq m / 225 sq ft

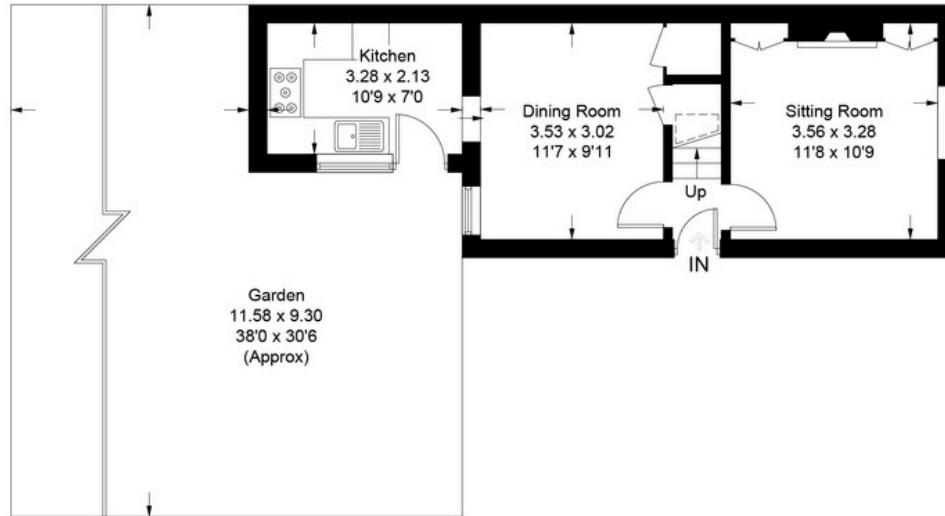
Total = 116.8 sq m / 1257 sq ft



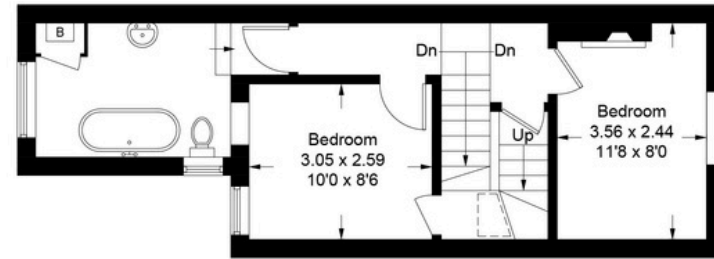
(Not Shown In Actual Location / Orientation)



Second Floor



Ground Floor



First Floor

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 bearings before making decisions reliant upon them. (ID1233386)

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