

19 AUCKLAND ROAD

TUNBRIDGE WELLS, TN11 2HP



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TUNBRIDGE WELLS. TN1 2HP

A deceptively spacious 3-bedroom, 2 reception Victorian home arranged over three floors, beautifully updated with a loft conversion and extended kitchen. Moments from Hilbert & Grosvenor Park, the station and town centre, it offers character, comfort and practical living in equal measure.

- Deceptively Spacious Victorian Terraced House
- Accommodation Arranged Over Three Floors
- Three Well Proportioned Bedrooms
- Two Reception Rooms
- Modern Fitted Kitchen With Some Integrated Appliances
- Bathroom with Bath & Separate Shower Enclosure
- Loft Conversion & Extended Kitchen Completed In 2021
- Low Maintenance Rear Garden With Patio And Lawn
- Short Walk To Park, Station And Town Centre
- Internal Viewing is a Must!

Energy Efficiency Rating: D



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THE PROPERTY

Behind a solid wood entrance door with glazed inserts, this attractive Victorian terrace reveals well balanced and thoughtfully improved accommodation arranged across three floors.

The sitting room is warm and inviting, with a feature fireplace opening, wood floorboards and bespoke shelving within the chimney recess. An archway flows naturally into the dining room, creating a sociable layout ideal for everyday living and entertaining. Here, another feature fireplace, fitted cupboards and under stairs storage add both character and practicality, while a doorway leads through to the extended kitchen.

Completed in 2021, the kitchen has been designed with modern living in mind. A range of wall and base units sit beneath wood block work surfaces, incorporating a ceramic sink, four ring gas hob with extractor, built in electric oven and integrated dishwasher. There is space for a tall fridge freezer and washing machine, with ceiling down lighters and wood effect flooring completing the space.

On the first floor are two well proportioned bedrooms and the family bathroom. Bedroom two enjoys a front aspect, while bedroom three overlooks the garden to the rear.

The bathroom is fitted with a white suite comprising a bath with mixer tap, separate shower enclosure, low level wc and complementary tiling.

Stairs rise from the landing to the second floor, where the loft conversion has created a generous and light filled main bedroom. Two Velux windows to the front and a rear window with an open aspect allow light to pour in, while eaves storage and subtle wall lighting enhance both comfort and practicality.

Outside, the rear garden has been designed for ease of maintenance, with lawn and patio areas offering space to relax or entertain. A timber shed provides useful storage, and as is typical for properties of this age, there is right of way access across the rear.

OTHER INFORMATION

Tenure - Freehold

Council Tax Band - C - Tunbridge Wells Borough Council

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

THE LOCATION

The property is located in the popular St. James's area 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, 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 house is located nearby to very good amenities in an enviable position in Tunbridge Wells, close to the Royal Victoria Place shopping centre. Royal Victoria Place features a 3 floor Fenwick's department store, a 2 floor Marks and Spencer and around 110 other stores. For post retail shopping the centre contains over 20 different places to eat and drink and also in the local area is the pantiles, which offers traditional pubs to stylish restaurants including The Ivy. Throughout the year there are a number of events including the food festival, as well as Jazz on the Pantiles from May through to September.

Recreational Amenities: Grosvenor & Hilbert Park which this house is very close to, Dunorlan and Grosvenor Parks, Calverley Grounds, the Assembly Hall Theatre, Nevill Golf Club and St Johns Sports Centre offer an abundance of leisure facilities.

Mainline Rail: High Brooms (about 0.7 miles), Tunbridge Wells (about 1 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 on Rusthall High Street.

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.

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 and the popular St James Primary School and Rose Hill and Holmewood House Preparatory Schools are also close by.



Approximate Gross Internal Area = 97.6 sq m / 1050 sq ft
 Store = 3.2 sq m / 34 sq ft
 Total = 100.8 sq m / 1084 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 bearings before making decisions reliant upon them. (ID1274549)

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