



**KINGS ESTATES**

PROFESSIONALS IN PROPERTY



## 8 Frankfield Rise

Tunbridge Wells, Tunbridge Wells

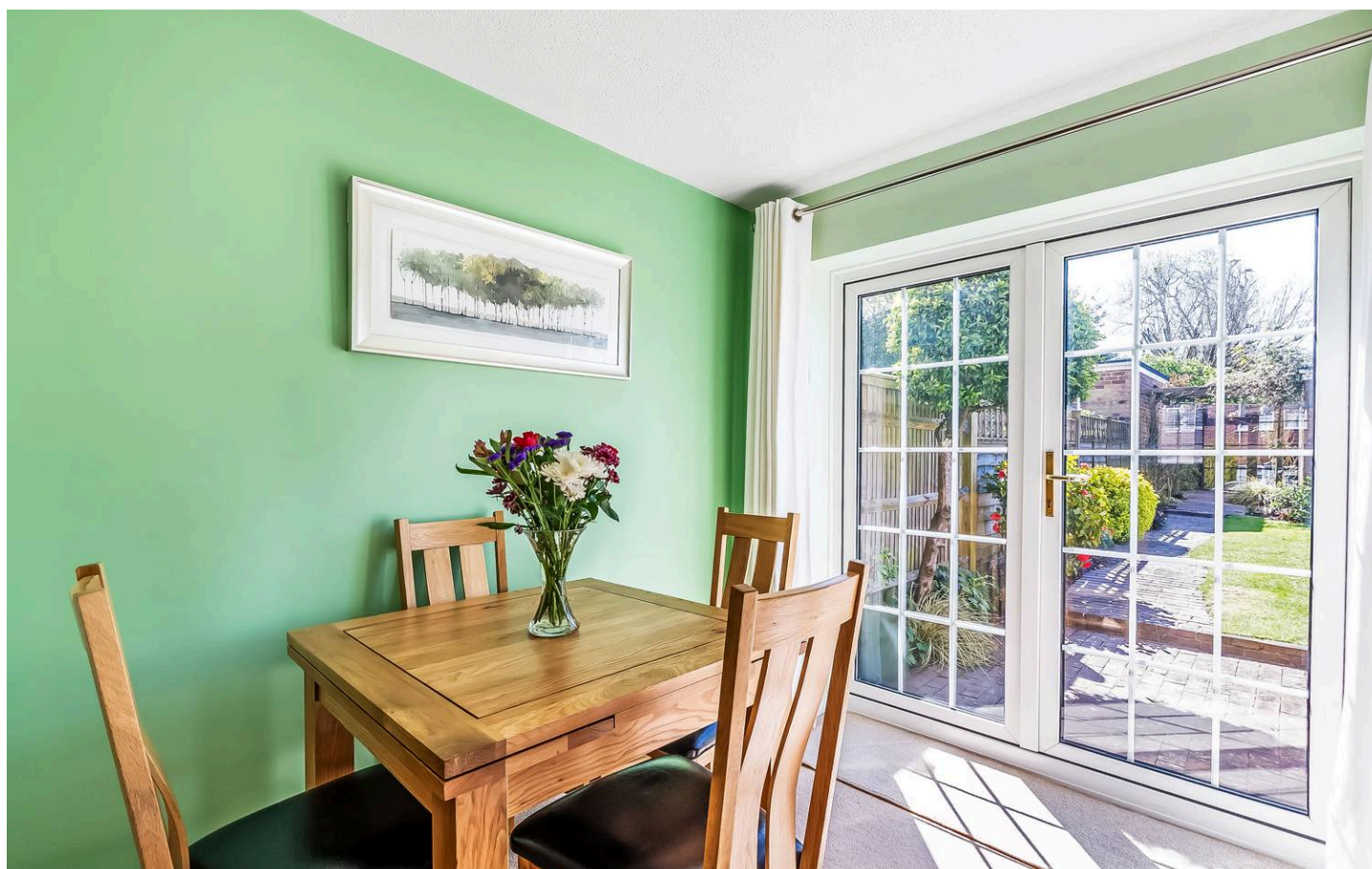
GUIDE PRICE £475,000 - £500,000 Kings Estates are pleased to present this well maintained three bedroom family home with no onward chain, offering open plan living, a southerly garden and garage, ideally located near The Pantiles

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

- GUIDE PRICE £475,000 - £500,000
- Offered with no onward chain
- Three bedroom family home
- Southerly facing rear garden
- Sought-after Broadwater location
- Convenient access to The Pantiles and station
- Garage to the rear
- Open plan lounge and dining area
- Contemporary fitted kitchen
- Modern shower room





**GUIDE PRICE £475,000 - £500,000**

Kings Estates are pleased to present this well maintained three bedroom family home, offered to the market with no onward chain, and ideally positioned on the sought-after south side of Tunbridge Wells. Set within the ever-popular Broadwater area, the property enjoys a convenient location for the historic The Pantiles, mainline station and a range of well-regarded local schools, making it an excellent choice for families and commuters alike.

The accommodation is both well balanced and inviting, with a spacious open plan lounge and dining area creating a natural hub for everyday living and entertaining. The lounge to the front is filled with natural light, flowing seamlessly through to the dining space with doors opening onto the garden, while the contemporary kitchen beyond is fitted with sleek high gloss units and integrated appliances, offering both style and practicality. Upstairs, the property continues to impress with two generous double bedrooms, a well-proportioned single bedroom and a modern shower room, all thoughtfully arranged to suit modern family life.

Externally, the property benefits from a delightful South-West facing rear garden, enjoying plenty of sunshine throughout the day and offering a peaceful retreat with a patio area ideal for outdoor dining and established planting providing a sense of privacy. To the rear, there is access to a garage, while the front garden adds to the overall kerb appeal. This is a fantastic opportunity to acquire a well-located home with scope to further personalise, all within easy reach of the town centre.

#### **OTHER INFORMATION**

**COUNCIL TAX BAND - E (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

## BROADWATER

Broadwater is situated on the southwest side of town, just over a mile (on foot) of the train station, and close to Sainsbury's supermarket, the High Street, with its collection of boutiques, cafés, deli's and restaurants and the historic Pantiles, known for its charming Georgian colonnade, further independent shops, Public houses, restaurants, art galleries, summer Jazz festivals, regular food and craft and food markets and the Chalybeate Spring. "TN2", a popular local store and off-licence, can be found on Frant Road, next door to The Bull pub.

Tunbridge Wells town centre also offers a wide range of well known retailers, two theatres, pubs, cafés and restaurants, and the Royal Victoria Place shopping centre.

The town is ideally placed for enjoyment of the Kent and East Sussex countryside, being an Area of Outstanding National Beauty and is known for its many public parks and open spaces including Calverley and Dunorlan Parks and The Tunbridge Wells Common. The Woodland Trust's Hargate Forest, with its network of walking trails, can be accessed directly from Broadwater Down and Broadwater Forest is also nearby. The house is within convenient reach of cricket and tennis facilities at the Nevill grounds off Warwick Park and the renowned Nevill Golf Club is also nearby.

Tunbridge Wells station offers regular commuter services to London Charing Cross and Cannon Street (via London Bridge and Waterloo East).

The Centaur Commuter Coach service also has a number of stops along Broadwater Down.

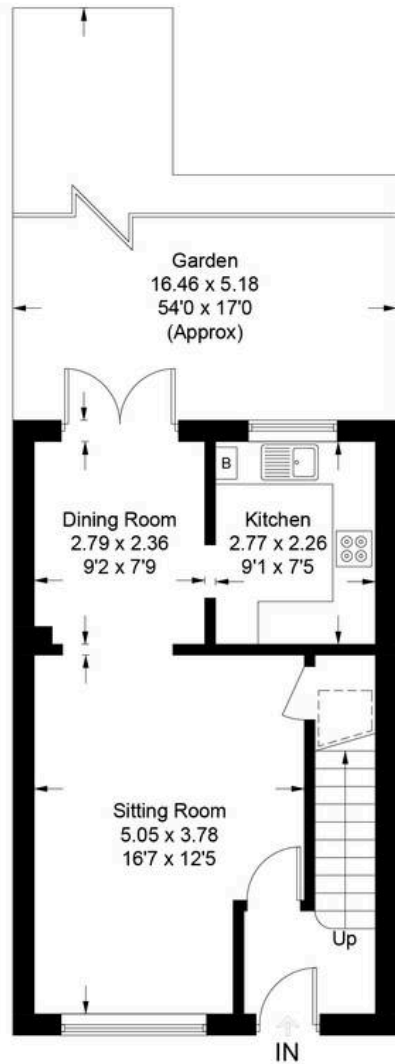
There are many highly-regarded schools in the vicinity, including Skinners, TWGGS, TWGSB, Bennett Memorial Diocesan and St Gregory's secondaries and St Mark's C of E Primary School & Broadwater Down Primary School. Further preparatory schools include The Mead School (on Frant Road), Rose Hill and in Langton Green Holmewood House.



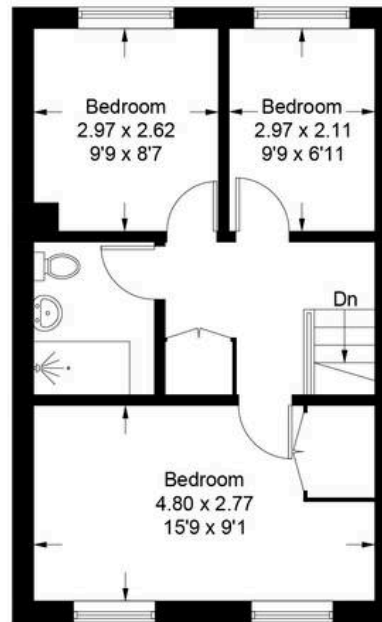
Approximate Gross Internal Area = 77.7 sq m / 836 sq ft  
 Garage = 13.3 sq m / 143 sq ft  
 Total = 91.0 sq m / 979 sq ft



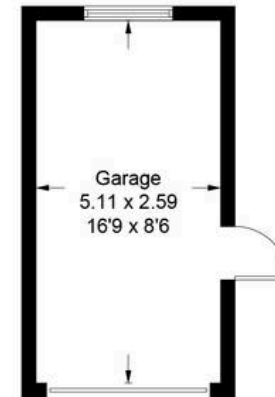
 = Reduced headroom below 1.5m / 5'0



**Ground Floor**



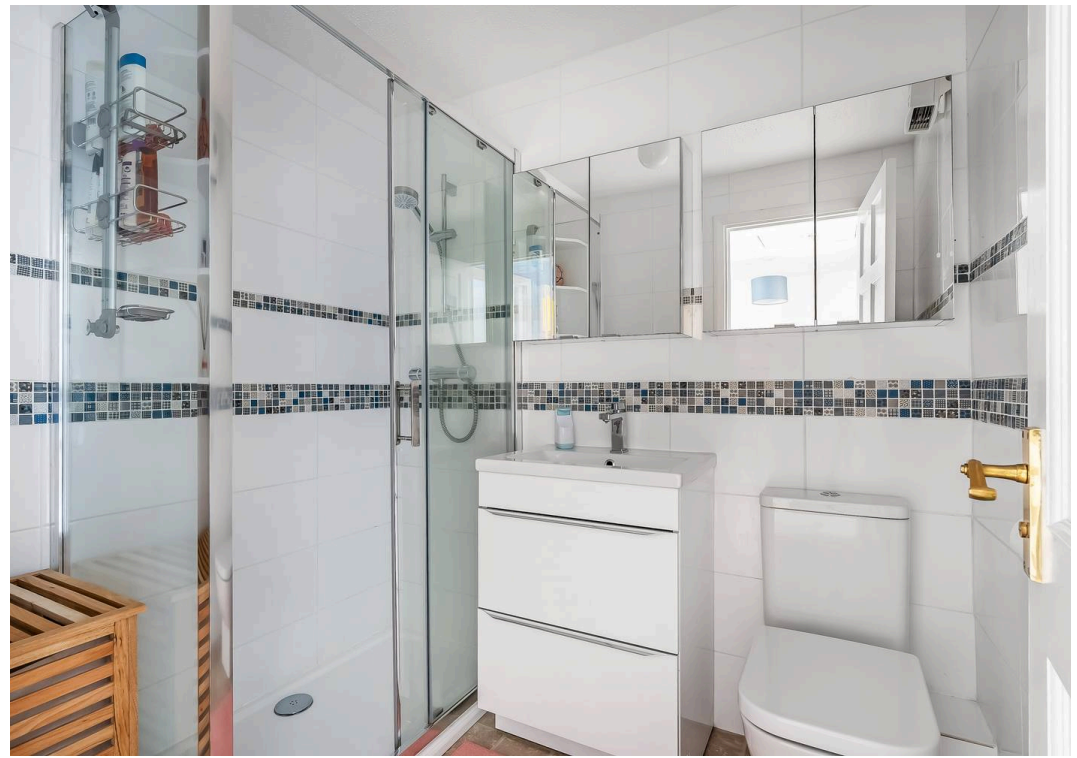
**First Floor**



(Not Shown In Actual Location / Orientation)

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. (ID1291042)

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# Kings Estates

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