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9 Clifton Place Mount Sion

Tunbridge Wells

Kings Estates present this stylish three-bedroom Victorian home in the village area, minutes from the station. Located on a private road with on-street parking available, it features a vaulted kitchen, luxury bathroom, log burner and garden office.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Quietly located semi-detached Victorian house
- Situated in the heart of the 'village area' within minutes from the train station
- Stunning vaulted kitchen with stylish units
- Significantly upgraded with light and spacious accommodation
- Master bedroom with large window and en-suite WC on the first floor
- Two bedrooms on the second floor with a recently added dormer
- Decked garden with direct access from the sitting room
- Cozy log burner in the living room, gas central heating, and double-glazed windows throughout
- Luxuriously appointed family bath/shower room with stunning tiled floors and underfloor heating
- Stylish, heated garden home office with internet connection





The house has been significantly upgraded by the current owners and provides well-balanced, light-filled accommodation throughout. On the ground floor, limed engineered oak flooring runs through much of the space, adding warmth and continuity. The elegant sitting room enjoys a dual aspect, allowing natural light to flood in, and features a charming fireplace with bespoke shelving and a log-burning stove. French doors open directly onto a smartly decked rear garden, creating a seamless indoor-outdoor flow ideal for entertaining. Bespoke plantation shutters are fitted, adding a tailored, high-quality finish to the space.

Adjacent is a well-proportioned dining room, also filled with natural light, with useful built-in storage beneath the stairs. To the rear, the vaulted kitchen is a real highlight, featuring conservation-style skylights, LED lighting and a sleek contemporary finish. It is fitted with composite work surfaces, tiled splashbacks and a full range of integrated appliances including an induction hob, electric oven, fridge/freezer, dishwasher and washer/dryer, creating a sociable and practical space for everyday living and entertaining.

On the first floor, the principal bedroom is a calm and spacious retreat with a large sash-style window to the front fitted with bespoke plantation shutters and its own en-suite WC. The adjacent family bathroom is finished to a high standard, featuring a freestanding bath, walk-in glass shower with drench head, wall-hung WC and wash basin, complemented by a decorative Victorian-style fireplace surround, underfloor heating and striking tiled flooring.

The second floor provides two further rooms, comprising a double bedroom and a flexible single bedroom or home office. Both benefit from a recently constructed rear dormer, improving natural light and head height while offering pleasant rooftop views and versatile accommodation for guests, children or working from home.

Outside, the garden has been designed with low maintenance and lifestyle in mind. A sleek decked terrace provides an ideal seating and entertaining area, accessed directly from the sitting room. There is also a useful garden shed and a stylish, heated garden studio/home office with internet connection, ideal for remote working, creative use or a quiet retreat.

A key advantage of this location is that Clifton Place is a private road with parking available for residents, with no permit required, a rare and highly valuable benefit so close to the town centre.

'The Village' area

Situated in a sought-after no through road, the property enjoys a prime location within walking distance to The Grove, Claremont Primary School, and Central Station. The Village area of Tunbridge Wells is renowned for its diversity of property styles and offers a fantastic lifestyle with its close proximity to The Grove, the old High Street, The Pantiles, and the main line railway station, providing convenient commuter services to both London and the south coast. The bustling retail centres of Tunbridge Wells, including the Royal Victoria Place Shopping Mall and the Calverley Road pedestrianized precinct, are just a short half-mile away.

Residents of this area benefit from a vibrant and popular modern centre with a wide range of amenities, including well-known high street names, beautiful architecture, independent retailers, charming restaurants, and cosy cafes. Abundant parks and Tunbridge Wells Common offer opportunities for leisurely strolls or outdoor activities.

The property is also within close proximity to highly regarded schools, such as Claremont Primary School, as well as a selection of independent and selective secondary and preparatory schools.

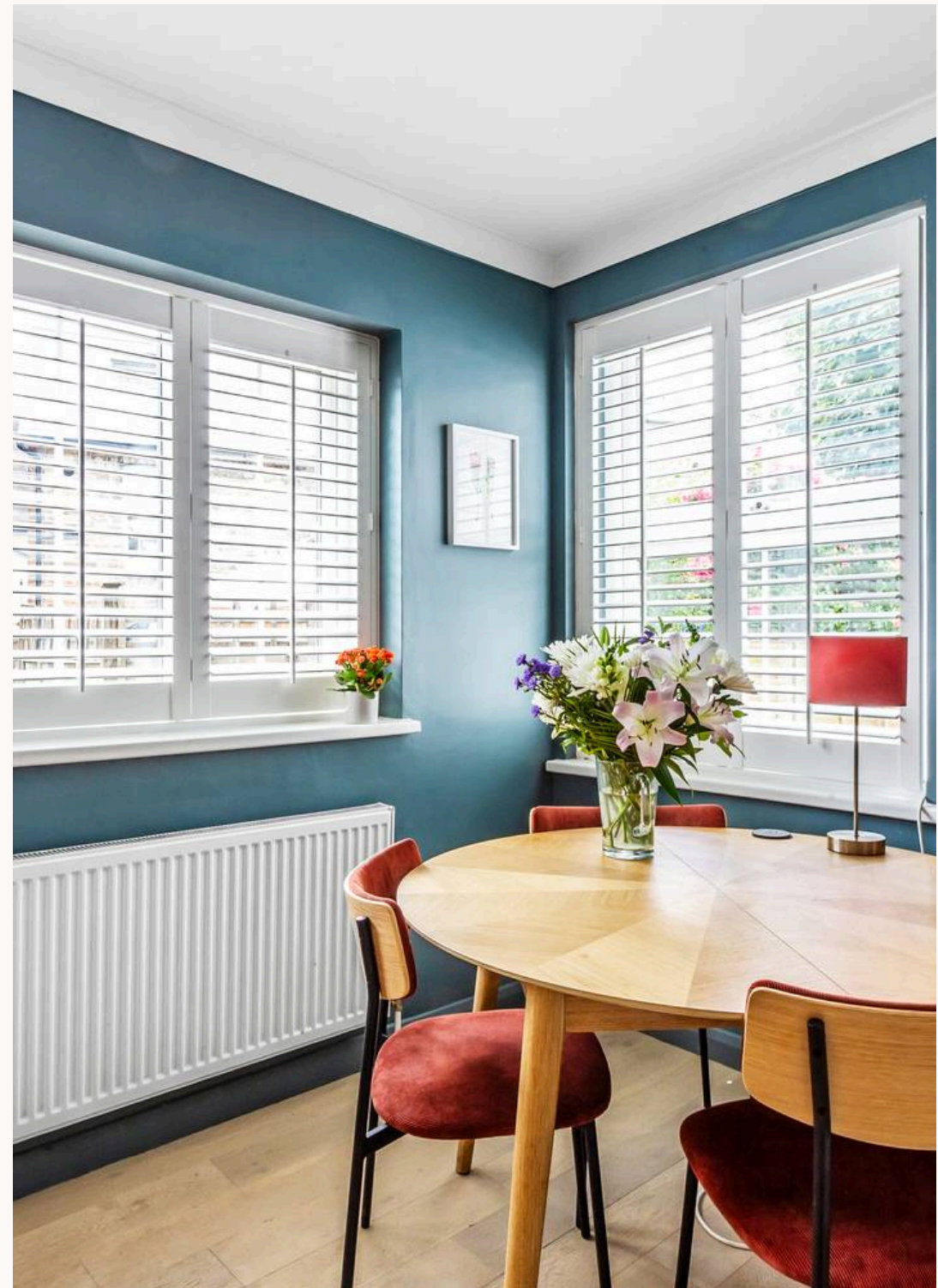
Nearby leisure facilities include golf, tennis, rugby, and cricket clubs, providing ample options for active pursuits. For those seeking cultural experiences, Tunbridge Wells Assembly Halls and Trinity Theatre are easily accessible, offering a variety of entertainment options.

OTHER INFORMATION


Tenure - Freehold

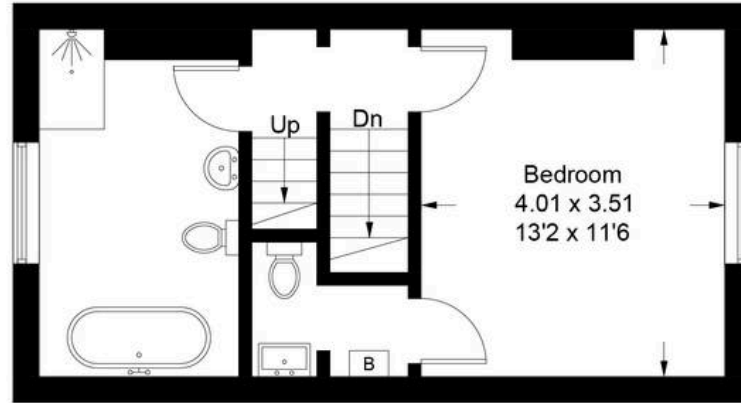
Council Tax Band - D - Tunbridge Wells Borough Council

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

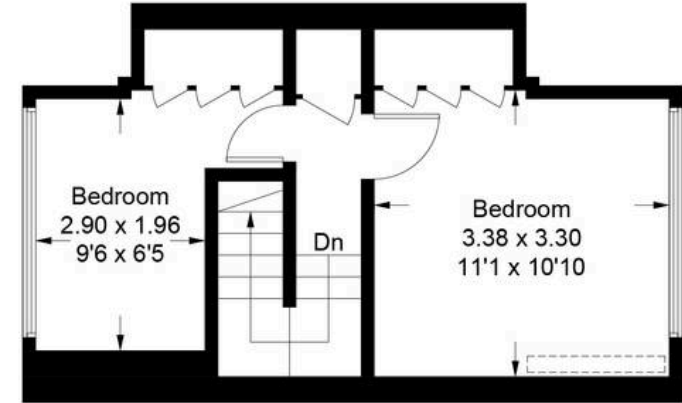


Approximate Gross Internal Area = 99.0 sq m / 1066 sq ft
 Office = 3.6 sq m / 39 sq ft
 Total = 102.6 sq m / 1105 sq ft

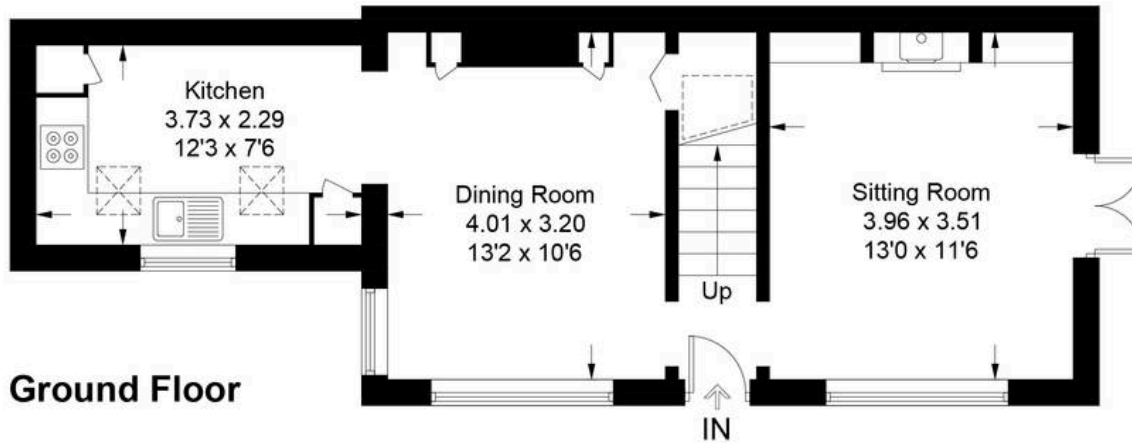
 = Reduced headroom below 1.5m / 5'0



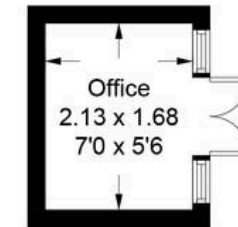
First Floor



Second Floor



Ground Floor



(Not Shown In Actual
Location / Orientation)

Outbuilding

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. (ID1104206)

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