



KINGS ESTATES

PROFESSIONALS IN PROPERTY



Flat 1

147 St. Johns Road, Tunbridge Wells

Kings Estates are pleased to present this spacious three-bedroom ground floor apartment with private entrance, large west-facing garden, driveway parking and beautiful period features throughout.

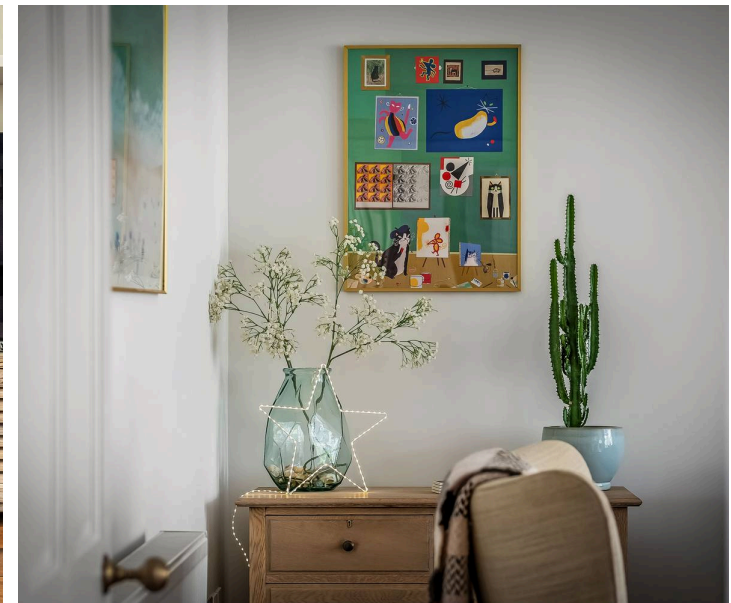
Council Tax band: D

Tenure: Share of Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Ground floor conversion apartment in sought-after St Johns location
- Three double bedrooms including en-suite to principal
- Spacious open plan living and dining room with French doors
- Stylish shaker kitchen with granite worktops and integrated appliances
- High ceilings and period features throughout
- Private entrance to the side of the property
- Large west-facing private garden measuring approximately 47ft x 80ft
- Driveway with parking
- Immaculately presented with spacious, light-filled rooms
- Share of freehold





Upon entering, either via the private side entrance or by the main front communal door, you are immediately struck by the scale and elegance of the accommodation. A wide and inviting entrance hall sets the tone, enhanced by warm wooden flooring that flows seamlessly throughout, complemented by high ceilings, large sash-style windows and an abundance of natural light. Beautiful period detailing is evident in every room, including deep skirtings, picture rails and ornate corning, all combining to create a home of both charm and substance.

The accommodation is thoughtfully arranged and highly versatile, with three generous double bedrooms leading off the hallway. The principal bedroom is particularly impressive, featuring a large bay window that floods the space with light, built-in wardrobes and a well-appointed en-suite shower room with a spacious walk-in drench shower, contemporary fittings and tiled finishes. The remaining bedrooms are equally well-proportioned, offering flexibility for family living, guest accommodation or home working, all served by a recently refurbished main bathroom. This stylish space is fitted with a bath with shower and screen over, including a drench head and handheld attachment, alongside a bath filler. Finished with tiled flooring, a side aspect window with plantation shutters, a chrome heated ladder-style towel rail and a large unit-mounted wash hand basin with mixer tap and matching tiled splashback, it combines practicality with a high-quality finish.

To the rear of the property lies the true heart of the home; a substantial open plan sitting and dining room that provides a wonderful space for both relaxing and entertaining. A feature fireplace with log burner creates a cosy focal point, while the large bay window and French doors frame attractive views over the garden and provide direct access outside. This seamless connection between indoor and outdoor living enhances the overall sense of space and makes it an ideal setting for hosting or simply unwinding.

The living space flows effortlessly into the adjoining kitchen, which has been stylishly fitted with classic shaker-style cabinetry, granite worktops and matching splashbacks. A butler sink with mixer tap sits beneath a well-placed window, while integrated appliances, including a fridge/freezer, dishwasher, a range cooker and dual aspect windows ensure both practicality and natural light. A part-glazed door to the side offers convenient access to the garden and driveway, and a useful storage cupboard houses the boiler and additional space for appliances.

Externally, the property continues to impress with a truly outstanding west-facing private garden, measuring approximately 80ft by 47ft. This expansive outdoor space is predominantly laid to lawn and bordered by mature shrubs and planting, creating a peaceful and private environment.

A sandstone terrace provides the perfect spot for al fresco dining, enjoying the afternoon and evening sun, while additional features include raised sleeper beds, a gravelled herb garden area and a useful storage shed. Fully enclosed by fencing, the garden offers a safe and secure space for both children and pets, and is rarely found with properties of this type.

Further benefits include a private side entrance, a share of freehold and a long lease, along with the potential to extend (subject to the necessary planning consents), offering scope to further enhance both the space and value. Combining generous proportions, period elegance and exceptional outdoor space in a prime location, this is a home that delivers on every level and must be viewed to be fully appreciated.

ST JOHNS

The St Johns Quarter of Tunbridge Wells is a vibrant and family-friendly community less than half a mile from the town centre. The area offers an excellent selection of restaurants, cafés, independent shops and supermarkets, together with leisure facilities and beautiful open spaces, including the nearby St John's Recreation Ground.

Families are particularly well served with outstanding schooling options in both the independent and state sectors. At secondary level, both Tunbridge Wells Grammar School for Boys and Tunbridge Wells Girls' Grammar are nearby while Bennett Memorial and St Gregory's Catholic School are also close.

For commuters, Tunbridge Wells and High Brooms train stations are about 1 mile on foot. Both offer fast and frequent services to London. A commuter coach service also runs along St John's Road. The A21 provides quick access to the M25, South Coast and Channel Tunnel, and for shopping on a grander scale, Bluewater is around 26 miles away. The Kent coastline, with its charming seaside towns, lies only 30 miles distant, perfect for weekend escapes.

OTHER INFORMATION

COUNCIL TAX BAND - D (Tunbridge Wells Borough Council)

TENURE - Share of Freehold

LENGTH OF LEASE - 987 years remaining

ANNUAL GROUND RENT - N/A

GROUND RENT REVIEW PERIOD - N/A

ANNUAL SERVICE CHARGE AMOUNT - As and when (37.5% share)


SERVICE CHARGE REVIEW PERIOD - TBC

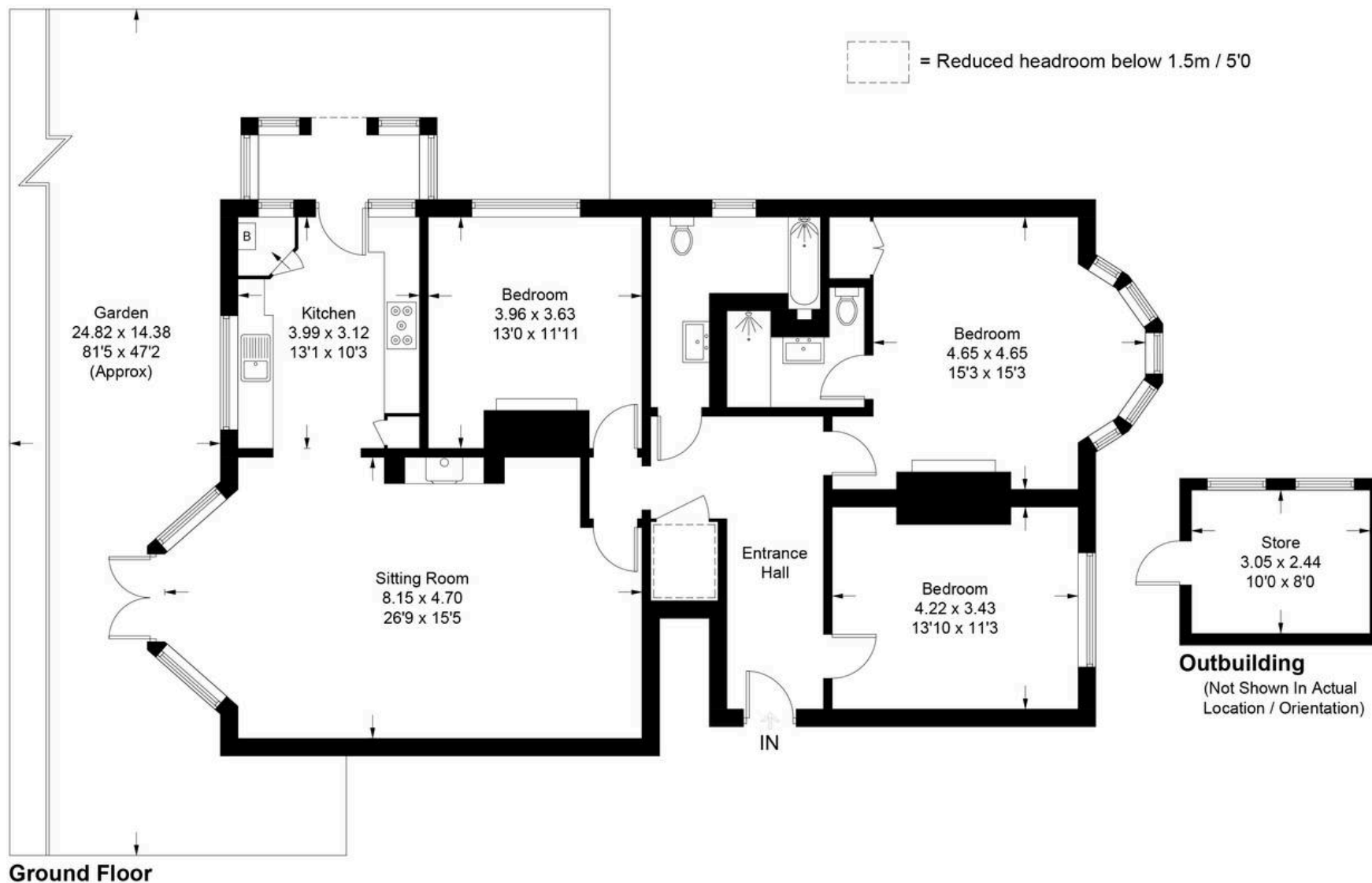
We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.



Approximate Gross Internal Area = 127.5 sq m / 1372 sq ft
Store = 7.5 sq m / 81 sq ft
Total = 135.0 sq m / 1453 sq ft

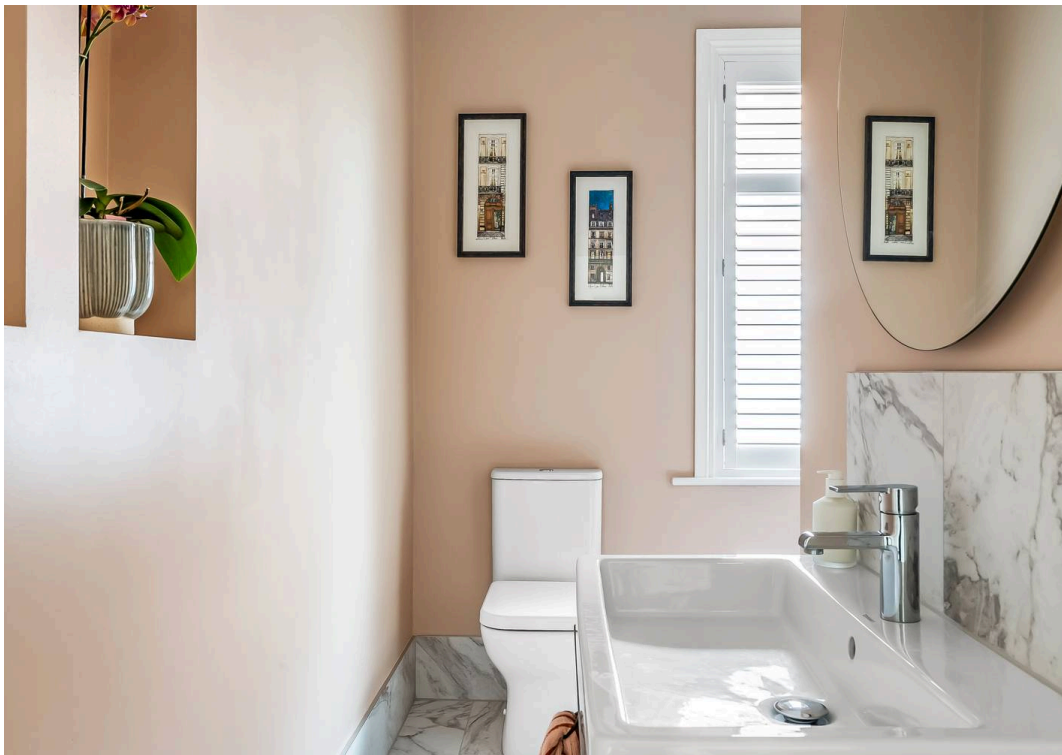


 = Reduced headroom below 1.5m / 5'0



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. (ID1307380)

www.bagshawandhardy.com © 2026





Kings Estates

5 Mount Pleasant Road, Tunbridge Wells - TN1 1NT

01892 533367 • hello@kings-estates.co.uk • www.kings-estates.co.uk/



KINGS ESTATES

PROFESSIONALS IN PROPERTY