



KINGS ESTATES
PROFESSIONALS IN PROPERTY



72 St. James Park

Tunbridge Wells

Kings Estates are pleased to present this charming Victorian three bedroom home in St James Park, offering high ceilings, open plan living, west facing garden, with potential for loft conversion and off road parking, subject to consents.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Victorian family home in St James Park
- Peaceful no through road setting
- Three well proportioned bedrooms
- Refurbished and modernised throughout
- Entire ground floor finished in Mandarin Stone tiles
- High ceilings in sitting and dining room
- Open plan reception space with bay window
- Solid fuel burning stove
- Modern shaker kitchen with quartz worktops
- West facing low maintenance garden
- Potential for off road parking and loft conversion (subject to consents)





Kings Estates are pleased to present this charming Victorian family home, tucked away in a peaceful no through road in the highly sought after St James area of Royal Tunbridge Wells. The location is ideal for families, with excellent access to well regarded primary and grammar schools, Grosvenor and Hilbert Park, and the vibrant Camden Road with its independent cafés, restaurants and shops all within easy reach.

The property has been thoughtfully refurbished throughout, blending period character with modern, practical living. The entire ground floor is finished in Mandarin Stone tiling, giving a high quality and cohesive feel as you move through the home. The open plan sitting and dining room sits at the front of the house and enjoys impressive high ceilings, a bay window and a solid fuel burning stove, creating a bright and elegant space with real character. The room flows naturally towards the rear, making it ideal for both everyday living and entertaining. The kitchen continues the same thoughtful finish, fitted with shaker style cabinetry, breakfast bar, quartz worktops and tiled splashbacks, along with integrated appliances including oven with gas hob, fridge freezer and dishwasher. Dual aspect windows and a side door bring in excellent natural light, while a useful understairs cloakroom completes the ground floor.

Upstairs, the property offers three well proportioned bedrooms arranged off a central landing. The principal bedroom is positioned at the front with a bay window, high ceilings and fitted mirrored wardrobes, along with a modern ensuite shower room finished with full tiling, drench shower and chrome heated towel rail. Bedroom two and three are generous doubles, overlooking the garden.. A contemporary family shower room completes the first floor, featuring a modern shower, floating wash hand basin and a stylish patterned sash window. Externally, the west facing garden is designed for low maintenance living with artificial lawn, raised sleeper borders and gated rear access, creating a private and practical outdoor space. There is also clear potential for off road parking and a loft conversion, subject to the necessary consents, offering further scope to enhance the home.

OTHER INFORMATION

COUNCIL TAX BAND - D - Tunbridge Wells Borough Council

TENURE - Freehold

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 - ST JAMES

The property is located in the popular St. James' 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, 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.

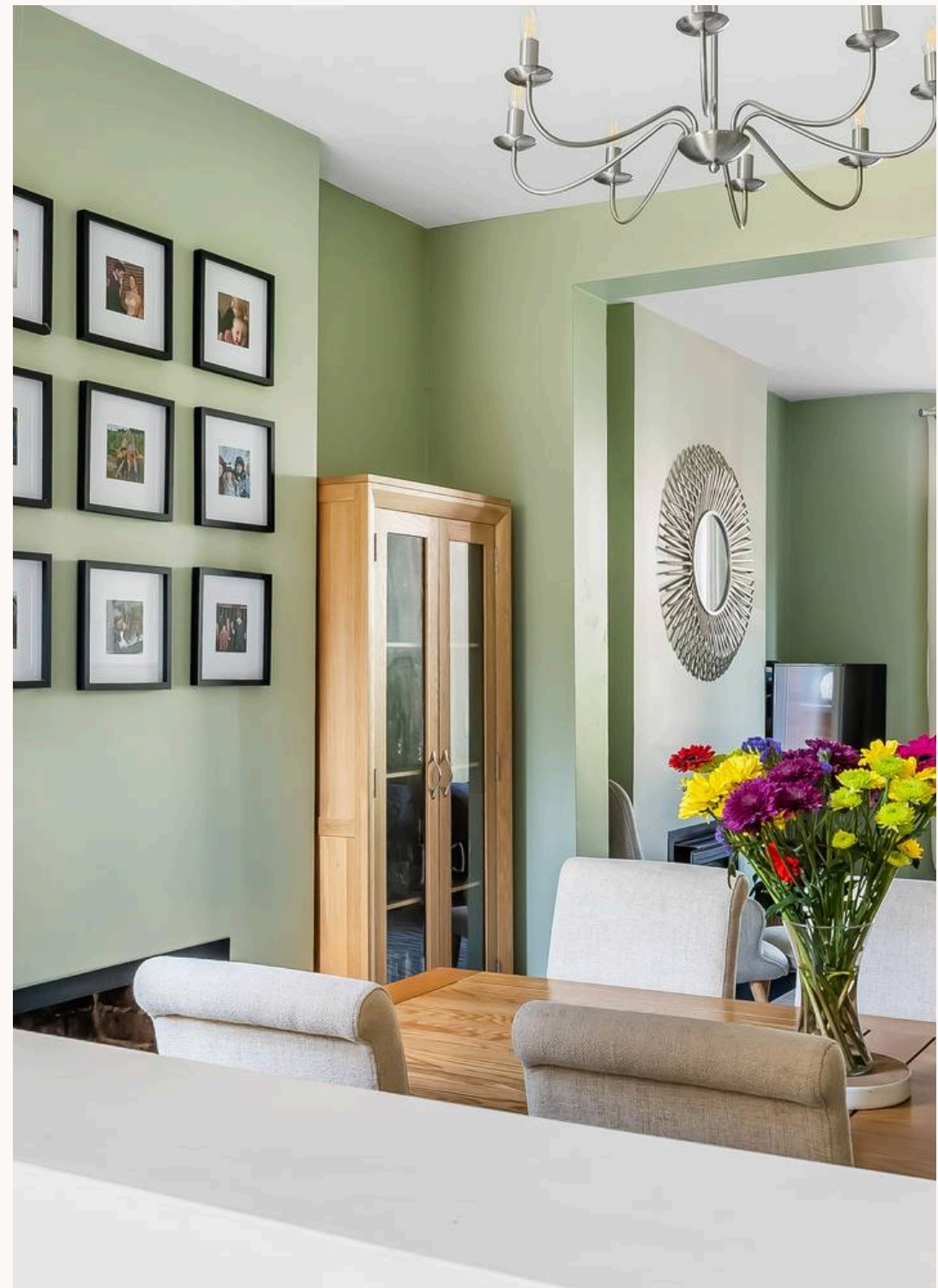
Amenities: The house is located close to very good amenities in an enviable position in Tunbridge Wells, just 0.2 miles from Royal Victoria Place shopping centre. Royal Victoria Place features a 3 floor Fenwick's department store, a 2 floor Marks and Spencer and around 110 other stores. For post retail 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, Dunorlan and Grosvenor Parks, Calverley Grounds, the Assembly Hall Theatre, Nevill Golf Club and St Johns Sports Centre offer an abundance of leisure facilities.

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.

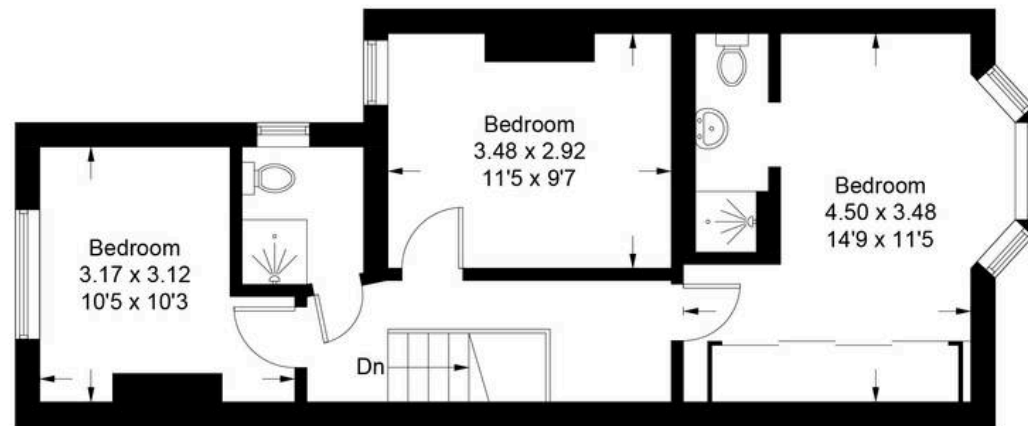
Mainline Rail: High Brooms (about 0.9 miles), Tunbridge Wells (about 1.1 miles), with fast and frequent services to London Charing Cross (via London Bridge and Waterloo East) and Cannon Street with journey times from 50 minutes. The Centaur Commuter Coach service also stops on Rusthall High Street.

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.

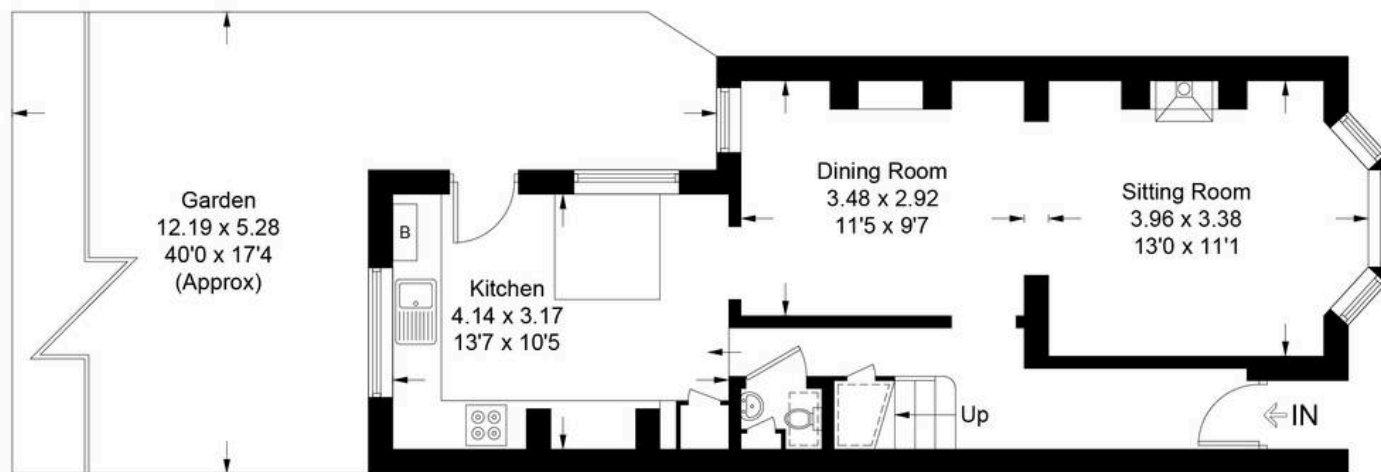


 = Reduced headroom below 1.5m / 5'0

Approximate Gross Internal Area = 93.7 sq m / 1008 sq ft



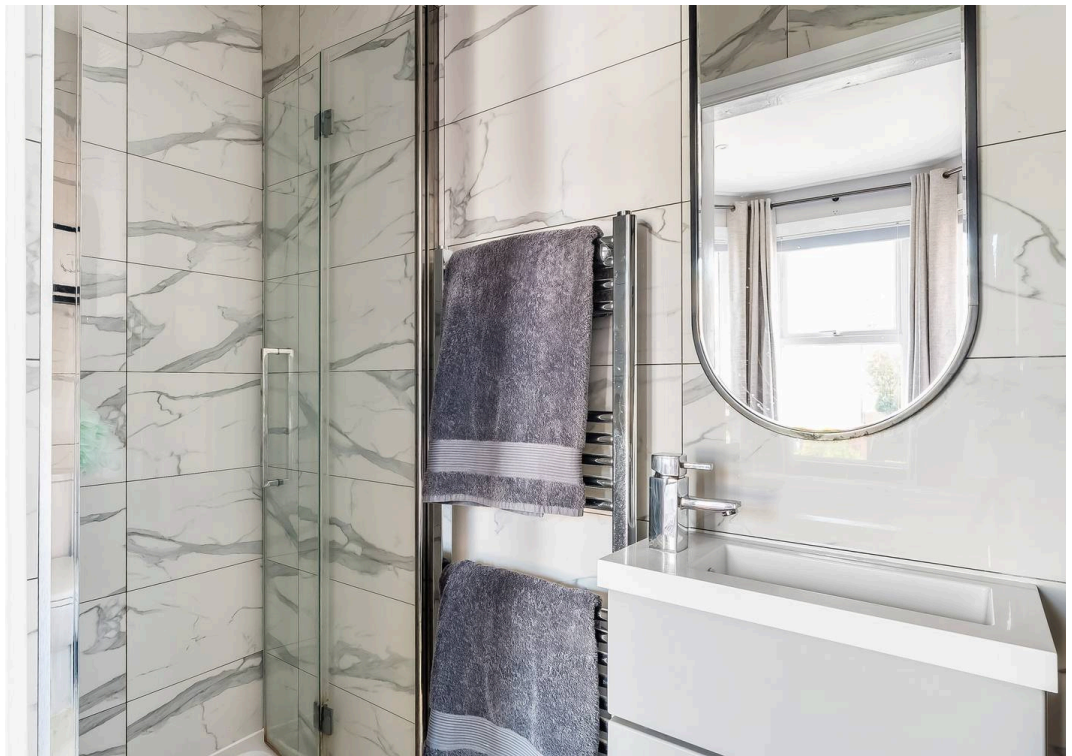
First Floor



Ground 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. (ID1313566)

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Kings Estates

5 Mount Pleasant Road, Tunbridge Wells - TN1 1NT

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



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