



KINGS ESTATES
PROFESSIONALS IN PROPERTY



Flat 1a

Fernside Bishops Down Road, Tunbridge Wells

Kings Estates are pleased to present this impressive 782 sq ft ground floor apartment in Bishops Down, featuring a stunning reception room, period character, allocated parking, communal gardens and no onward chain.

Council Tax band: C

Tenure: Share of Freehold

EPC Energy Efficiency Rating: D

- No Onward Chain
- Impressive 782 sq ft ground floor apartment
- Allocated Parking Space
- Spacious reception room with high ceilings and period features
- Bay window with plantation shutters
- Feature fireplace
- Large double bedroom
- Communal Garden
- Sought-after Bishops Down location
- Close to Tunbridge Wells Common





Kings Estates are pleased to present this impressive 782 sq ft ground floor apartment, forming part of an attractive period property in the highly sought-after Bishops Down area of Tunbridge Wells. Offering exceptional proportions and a wonderful sense of space, this characterful home is centred around what was originally the principal entertaining room of the house, now creating a stunning lounge/dining area. The impressive reception space showcases a wealth of period charm, including high ceilings, ornate cornicing, ceiling roses, a beautiful bay window with plantation shutters, and a striking marble fireplace adapted for a living flame gas fire, providing a warm and elegant focal point.

The accommodation is thoughtfully arranged and combines period character with modern convenience. The property offers a spacious double bedroom with attractive period detailing, a contemporary shower room, and a well-appointed galley kitchen featuring a range of integrated appliances. The kitchen opens into the main reception space via a breakfast bar, creating a sociable layout ideal for both relaxed evenings and entertaining guests. Throughout the apartment, the generous room sizes, original features and practical layout create a home full of charm and personality.

Externally, the apartment benefits from access to attractive communal gardens, providing a peaceful outdoor space to enjoy, together with an allocated parking space positioned to the front of the property. Ideally situated close to Tunbridge Wells Common, the town centre and mainline railway station, this delightful home offers convenience, character and comfort, while also being offered to the market with no onward chain.

OTHER INFORMATION

COUNCIL TAX BAND - C (Tunbridge Wells Borough Council)

TENURE - Share Of Feehold

LENGTH OF LEASE - TBC

ANNUAL GROUND RENT - N/A

GROUND RENT REVIEW PERIOD - N/A

ANNUAL SERVICE CHARGE AMOUNT - £1800

SERVICE CHARGE REVIEW PERIOD - Annually

AGENT NOTE: The seller has advised that Japanese Knotweed was previously identified at the property and treated by a specialist contractor, with a 10-year warranty in place. Paperwork is available on request via solicitors.

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

LOCATION

Tunbridge Wells, the only spa town in Southeast England, is renowned for its elegant architecture and rich cultural, entertainment, and shopping attractions. Among its highlights is the historic Pantiles, famed for its charming Georgian colonnade, vibrant summer jazz festivals, regular food and craft markets, and the famous Chalybeate Spring. The town offers two theatres, an abundance of cafés and restaurants, and a blend of national retailers and independent boutiques.

The property is conveniently located near Tunbridge Wells Sports Centre, The Common, and the well-known Wellington Rocks. The Common features scenic crisscross footpaths and the Higher Common Ground cricket pitch, perfect for outdoor activities and leisurely walks. Nevill grounds provide excellent tennis facilities, and the prestigious Nevill Golf Club is also easily accessible, along with various local cycling routes.

Situated on the town's desirable Western side, Molyneux Place is within walking distance of Royal Victoria Place, the High Street, and the mainline station (0.5 miles away). The nearby St John's area offers excellent amenities, including mini-supermarkets, cafés, bars, restaurants, hair salons, and a variety of local shops.

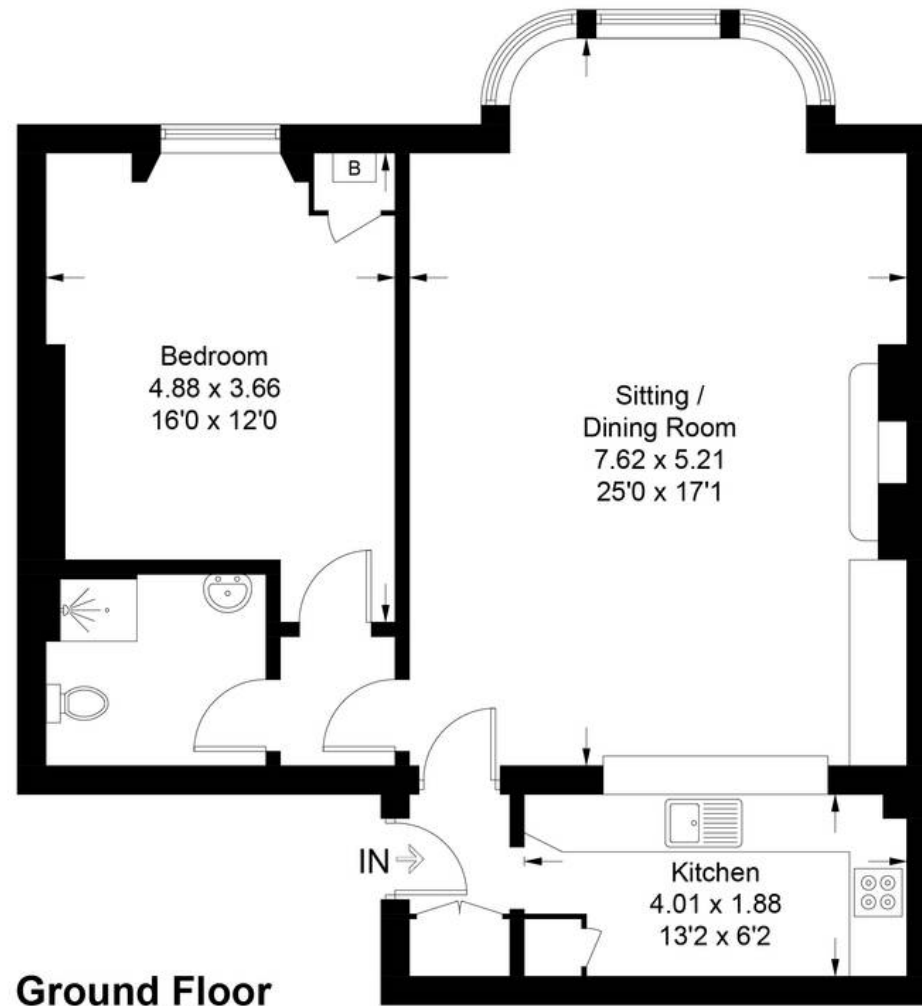
Transport: Tunbridge Wells mainline station (approximately 0.5 miles) provides fast and frequent services to London Charing Cross, London Bridge, Waterloo East, and Cannon Street, with journey times from 50 minutes. The Centaur Commuter Coach service also stops along Mount Ephraim.

Connectivity: The A26 connects to the A21 north of the town, providing access to the M25 (junction 5) and the national motorway network, as well as routes to the South Coast. Gatwick Airport is approximately 23 miles west, accessible via the motorway or the A264.

Schools: The area is home to several highly regarded schools, including Skinners, Tunbridge Wells Girls' Grammar School (TWGGS), Tunbridge Wells Grammar School for Boys (TWGSB), St John's CE Primary, Bennett Memorial Diocesan, and St Gregory's Catholic School.



Approximate Gross Internal Area = 72.7 sq m / 782 sq ft



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. (ID1315544)

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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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