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Flat C

Quinta House, Tunbridge Wells

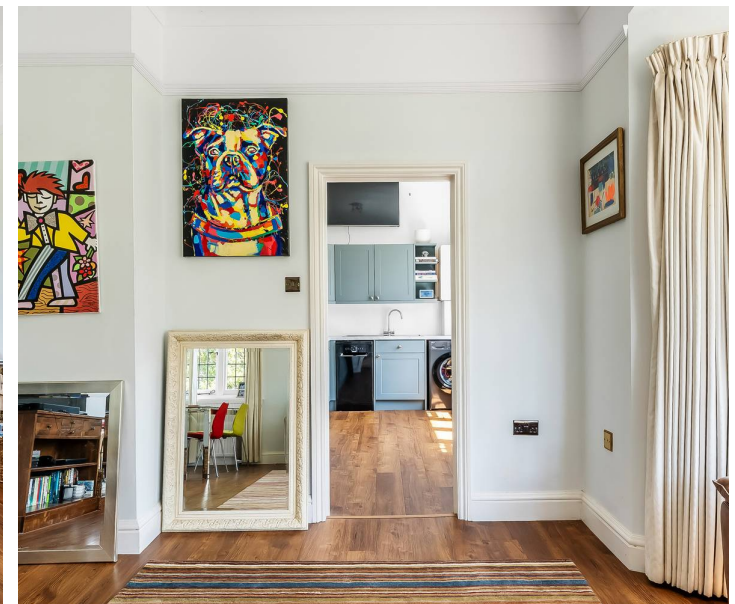
Impressive two bedroom first floor period apartment near The Pantiles in Tunbridge Wells. Bright, spacious, with delightful communal gardens, garage, parking, and share of freehold. Close to shops, station, and countryside.

Council Tax band: D

Tenure: Share of Freehold

EPC Energy Efficiency Rating: D

- Impressive First Floor Period Apartment
- Share Of Freehold
- Spacious Dual Aspect Sitting Room With Bay Window
- Two Well Proportioned Bedrooms
- Modern Kitchen
- Modern Bathroom
- Beautifully Maintained Communal Gardens
- Garage En Bloc
- Walking Distance To The Pantiles And Mainline Station
- Prestigious South Side Tunbridge Wells Location





Tucked away behind mature trees and established hedging, this handsome, wisteria-clad period residence enjoys an enviable setting on the sought-after south side of Tunbridge Wells. Perfectly positioned within walking distance of the historic Pantiles, the Old High Street and the mainline railway station, this impressive two-bedroom first-floor apartment, complete with a garage, offers an exceptional balance of peaceful surroundings and everyday convenience. The popular Bull pub and TN2 Wine & Food store are both within striking distance, while an excellent selection of cafés, independent shops and beautiful open countryside are all close at hand.

Approached via a neat gravel driveway leading to the detached garage block, the building is immediately impressive. An elegant communal entrance hall, rich in period character, welcomes you inside, where a beautiful oak staircase rises to the apartment's private front door.

The apartment itself is bright, spacious and full of charm. The generous entrance hall provides a welcoming first impression and leads through to a delightful dual aspect sitting room, where a large bay window frames attractive views across the beautifully maintained communal gardens. High ceilings and an abundance of natural light create a wonderfully inviting space to relax or entertain.

The recently upgraded kitchen has been thoughtfully designed with a range of fitted units, integrated cooking appliances and ample worktop space. A large window fills the room with natural light, while there is also space for a bistro table, making it an ideal spot to enjoy breakfast or a morning coffee.

The principal bedroom is an impressive double room, featuring a beautiful bay window, together with an excellent range of fitted wardrobes. The second bedroom is also a comfortable size, making it equally suited as a guest bedroom, home office or dressing room.

Completing the accommodation is a well appointed contemporary bathroom fitted with a stylish white suite.

Outside, the attractive communal gardens provide a peaceful setting, with well tended lawns, mature shrubs, colourful planting and a paved terrace offering plenty of space to sit and enjoy the surroundings throughout the warmer months.

Further benefits include a single garage en bloc, an allocated off-road parking space, additional visitor parking, a share of the freehold and the grant of a new long lease upon completion.

Combining elegant period features, generous accommodation and an outstanding location close to the heart of Tunbridge Wells, this is a wonderful home that will appeal to professionals, downsizers and those seeking a beautifully positioned home within easy reach of the town's excellent amenities.

OTHER INFORMATION

Tenure - Share of Freehold

Council Tax Band - D - Tunbridge Wells Borough Council

Lease - 99 years from 24 June 1987, however, a new lengthy lease will be granted upon completion

Service Charge - £125 per month

THE LOCATION

Occupying a highly sought-after position on the desirable south side of Tunbridge Wells, this elegant period apartment enjoys an exceptional location that perfectly combines convenience with an enviable lifestyle. The popular Bull pub and TN2 Wine & Food store are both within striking distance, while an excellent selection of cafés, independent shops and picturesque open countryside are all close at hand. The historic Pantiles, celebrated for its vibrant collection of restaurants, wine bars, cafés and year-round events, is just a pleasant stroll away, together with the charming Old High Street, where boutique shops, art galleries and beautifully preserved period architecture create one of the town's most distinctive and characterful destinations.

Tunbridge Wells town centre offers an extensive selection of shopping, leisure and dining opportunities, including the Royal Victoria Place shopping centre, Calverley Road precinct and Chapel Place, while nearby local amenities include a popular wine merchant, deli, greengrocer and public house.

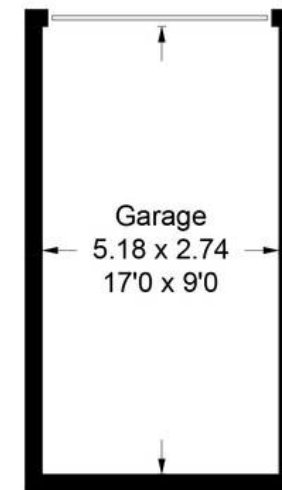
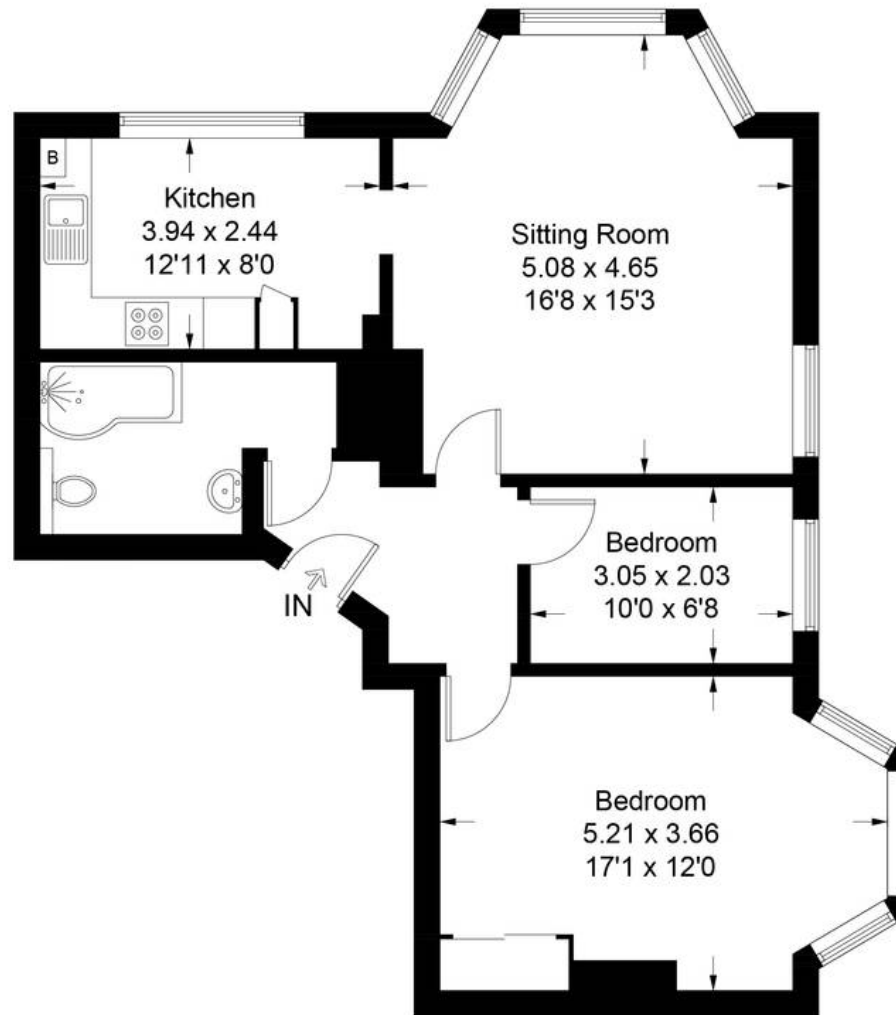
For commuters, Tunbridge Wells mainline railway station is approximately 0.9 miles away, providing fast and frequent services to London Charing Cross, London Bridge and Cannon Street, while the nearby A26 and A21 offer excellent road connections to the M25, Gatwick Airport, East Sussex and the south coast.

The property is also ideally placed for enjoying the beautiful surrounding countryside, with the High Weald National Landscape and a wealth of scenic walks, cycling routes and outdoor pursuits close at hand.

The area is particularly well regarded for its excellent educational provision, offering a wide choice of highly regarded primary, secondary, grammar and independent schools, making this an outstanding location for buyers at every stage of life.



Approximate Gross Internal Area = 69.3 sq m / 746 sq ft
Garage = 14.3 sq m / 154 sq ft
Total = 83.6 sq m / 900 sq ft



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. (ID1317768)

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