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PROFESSIONALS IN PROPERTY



13 Calverley Heights Sandrock Road

Tunbridge Wells

Kings Estates are pleased to present this exceptional duplex penthouse with an enormous south-facing wrap-around roof terrace, far-reaching countryside views, two balconies and secure parking.

Council Tax band: G

Tenure: Share of Freehold

EPC Energy Efficiency Rating: D

- Exceptional duplex penthouse apartment
- Offered with no onward chain
- Lift access, secure entry system and two allocated undercroft parking spaces
- Utility room and separate cloakroom
- Second double bedroom with balcony and built-in wardrobe
- Principal bedroom with en-suite and private balcony
- Contemporary kitchen with quartz worktops and integrated appliances
- Bright dual-aspect living room with French doors
- Elevated views
- South-facing wrap-around roof terrace





Kings Estates are pleased to present this exceptional duplex penthouse apartment, offering luxurious accommodation, elevated views and an outstanding amount of private outdoor space. Beautifully arranged over two floors, this impressive home combines contemporary styling with generous proportions, creating a wonderful environment for both everyday living and entertaining. The bright dual-aspect living room is flooded with natural light and features two sets of French doors opening onto the remarkable south-facing wrap-around roof terrace. Extending around the entire upper floor, this expansive decked terrace enjoys far-reaching views across the surrounding area and provides a truly unique setting for relaxing or hosting family and friends. The stylish dual-aspect kitchen is equally impressive, fitted with quartz worktops, full height fridge and full height freezer, a double oven and an integrated dishwasher, while a convenient cloakroom completes the upper level.

The lower floor offers spacious and well-planned bedroom accommodation. The generous principal bedroom enjoys dual-aspect windows, built-in sliding wardrobes, a contemporary en-suite shower room and direct access to a large private balcony, creating a peaceful retreat. The second bedroom is another excellent double room, benefitting from two built-in wardrobes, its own private balcony and access to the well-appointed guest bathroom, complete with a bath, shower and glass screen over. A welcoming entrance hall with airing cupboard and a practical utility room, fitted with a sink, worktop, washer, dryer, heated towel rail and walk-in storage cupboard, further enhance the excellent level of convenience offered throughout the apartment.

Externally, this superb penthouse truly stands apart. The substantial south-facing wrap-around roof terrace offers exceptional outdoor living space and uninterrupted elevated views, while the two private balconies provide additional places to enjoy the peaceful surroundings. Further benefits include a secure entry phone system, lift access, two allocated parking spaces within the gated undercroft car park and the significant advantage of being offered to the market with no onward chain. Rarely do penthouse apartments offer such an outstanding combination of space, privacy and outdoor living, making this a truly special home.

Agents Note - Please be advised that some of the images included in this listing have been virtually staged for illustrative purposes. Virtual staging involves digitally enhancing or altering images to showcase potential furniture placement and decorative possibilities. These enhancements are for visual representation only and should not be construed as the actual condition or contents of the property. We recommend prospective buyers or tenants to conduct physical viewings to accurately assess the property's layout and condition. Should you require any further clarification regarding the property's presentation, please do not hesitate to contact us.

OTHER INFORMATION

COUNCIL TAX BAND - G (Tunbridge Wells Borough Council)

TENURE - Share Of Freehold

LENGTH OF LEASE - tbc

ANNUAL GROUND RENT - n/a

GROUND RENT REVIEW PERIOD - tbc

ANNUAL SERVICE CHARGE AMOUNT - Approximately £4,800

SERVICE CHARGE REVIEW PERIOD - Annually

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

Amenities: The house is located close to very good amenities in an enviable position in Tunbridge Wells, just 0.4 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: Tunbridge Wells, with fast and frequent services to London Charing Cross (via London Bridge and Waterloo East) and Cannon Street with journey times from 50 minutes.

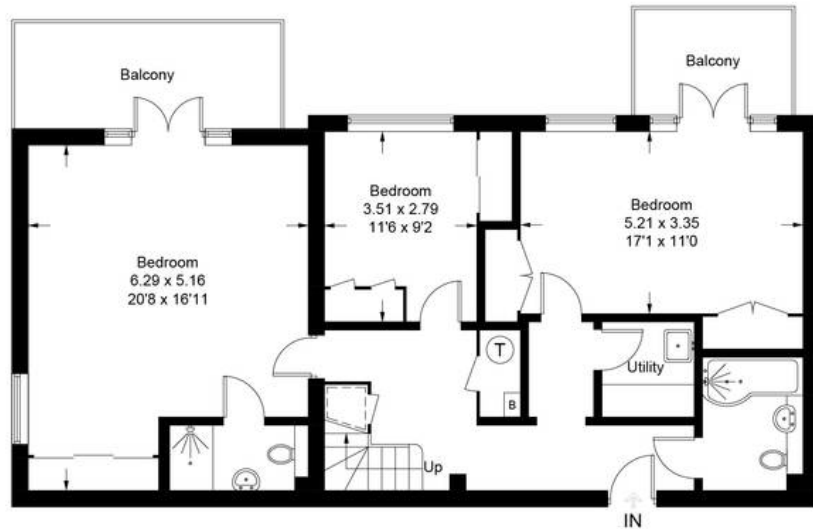
Communications: The A26 joins the A21 just North of the town, linking through to the M25 (junction 5) London orbital motorway, and thereby to the national motorway network, and to the South coast. Gatwick Airport is about 23 miles to the West, accessible via the motorway or via the A264.





= Reduced headroom below 1.5m / 5'0

Approximate Gross Internal Area
146.0 sq m / 1571 sq ft



Second Floor



Third 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. (ID1323989)

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