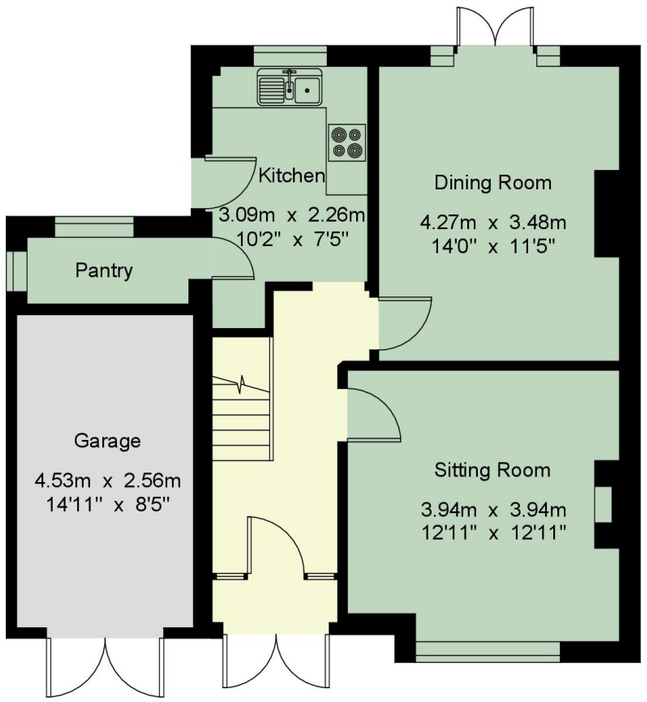
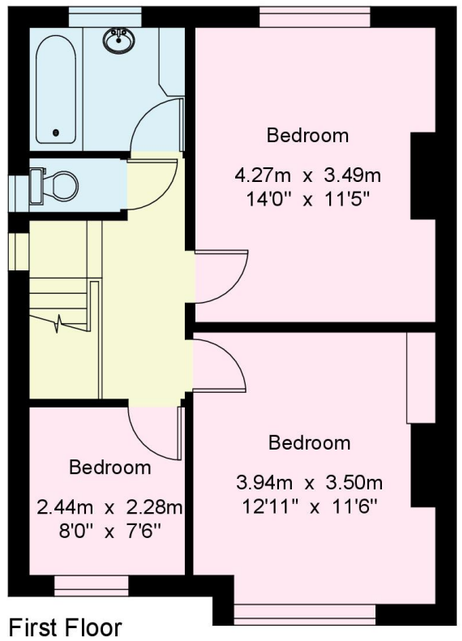


Ground Floor



First Floor



44 Newlands Road

Tunbridge Wells, TN4 9AU

SUMNER PRIDHAM

A handsome and substantial 1930's semi-detached in a popular residential area ideally located for both Primary and Secondary schools. The current layout consists of spacious rooms for a family but also offers excellent potential to extend to the side and into the roof space (as neighbouring houses have done). The house is being sold as an exciting manageable project.

Enclosed Porch, Hall, Sitting Room, Dining Room, Kitchen, Utility Room, 3 Bedrooms, Bathroom, separate WC, double glazed Windows, Gas Fired Central Heating, attached Garage, Front Garden with Off Road Parking, Side Access to Rear Garden.

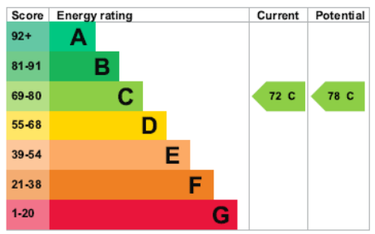
Guide price £625,000 Freehold Open Day: Saturday 14th November by appointment only.





44 Newlands Road

House - Gross Internal Area : 98.8 sq.m (1063 sq.ft.)
Garage - Gross Internal Area : 11.6 sq.m (124 sq.ft.)



SUMNER PRIDHAM

For Identification Purposes Only.

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Agents Note: Whilst every care has been taken to prepare these particulars they are for guidance purposes only. If there are any points of particular importance to you please contact the office. Any areas, measurements or distances are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon. It should not be assumed that the property has all necessary planning, building regulations or other consents. Sumner Pridham have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

44 Newlands Road, Tunbridge Wells, Kent, TN4 9AU







Property Description

- Handsome and substantially built semi-detached period property.
- Light and spacious principle reception and bedrooms.
- Sought after residential road close to St John's and St Augustine's Primary Schools plus local Secondary Schools.
- Ideal for those seeking a live in project house with excellent potential for double height side extension and roof conversion (subject to consents).
- New Worcester Gas Fired boiler installed by British Gas in 2025. (with capacity to heat an extended house).
- Herringbone brick drive providing multiple off road parking and includes EV charger point.
- Pair of doors to enclosed porch featuring original quarry tiled floor, front door with windows either side to the hall.
- Substantial period staircase leads to the first floor and features a tall window providing natural light.
- Understairs storage cupboard.
- Well-proportioned sitting room with wide window to the front with column radiator beneath, chimney breast with tiled hearth, capacity to install wood burning stove if required, picture rail.
- Good sized dining room with French doors leading out to paved patio and garden, picture rail.
- Kitchen fitted with worktops on 2 walls with one and a half sink and drainer beneath the window, fully tiled walls, range of cupboards and drawers plus matching wall mounted cabinets, plumbing for dishwasher, gas hob, electric oven (installed in 2026) beneath, tiled recess providing space for an upright tall fridge/freezer and door to outside.









- Utility room with plumbing for washing machine, window to the side and rear.
- Staircase leading to the first floor landing with access to a large roof space which is partly boarded and where there is potential for further accommodation (similar to adjacent attached house).
- Well-proportioned double bedroom 1 with wide bay to front, picture rail and fitted wardrobe cupboards.
- Bedroom 2 overlooks the rear garden and has recently been decorated and has an attractive woodland backdrop outlook.
- Bedroom 3 with window to the front and coved ceiling.
- Bathroom comprising panelled bath, with shower attachment, washbasin with cupboard beneath, airing cupboard housing insulated hot water tank and heated towel rail.
- Separate WC with window and half tiled walls.

Outside

- The property benefits from a good sized plot set back from Newlands Road with mature blackthorn hedge along the front boundary.
- **Front Garden:** The front garden is laid to lawn with a lavender walk to the side.
- Long herringbone brick drive providing parking for 2 cars and side gate leading to the rear garden.
- **Rear Garden:** This is arranged mainly on 2 levels with a paved patio with access from the dining room and kitchen steps down to the remainder of the garden which is laid mainly to lawn and enjoying attractive woodland backdrop.
- **Garage** an attached garage with double doors to the front power and light connected with window to the side and a Worcester gas fired boiler providing central heating and domestic hot water (installed in 2025 by British Gas).

Practicalities

- An ideal opportunity for buyers to update a spacious 3 bedroom family house in an excellent location or for those who wish to create a 4/5 bedroom spacious family house similar to neighbouring properties.

Location

- Ideally located for families with Primary and Secondary Schools all within walking distance including the Grammars schools.
- An attractive wide treelined road within half a mile of a station with regular links to London and the coast.
- Walking distance to local shops and just over a mile from the town centre.

Viewing

Strictly by appointment only through sole agents Sumner Pridham
01892 516615 info@sumnerpridham.co.uk

