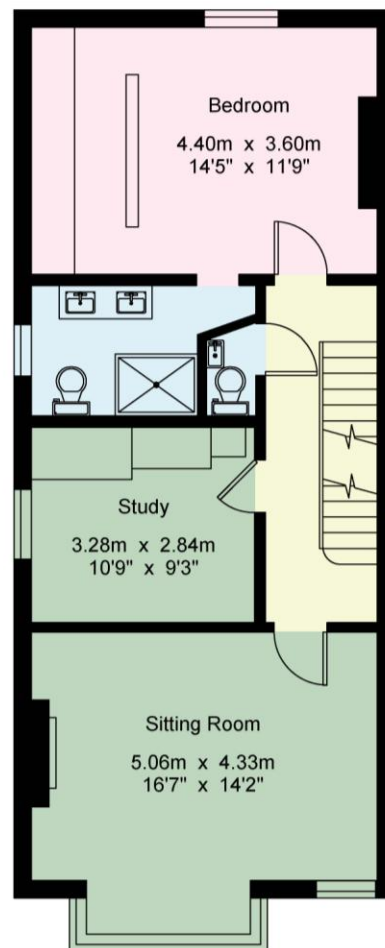
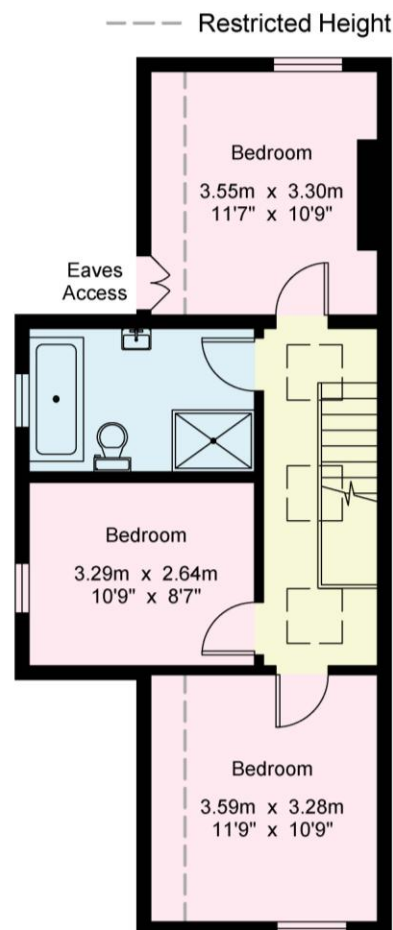


Ground Floor



First Floor



Second Floor



## 75 Prospect Road

House - Gross Internal Area : 177.7 sq.m (1912 sq.ft.)



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.



## 75 Prospect Road

Southborough, Tunbridge Wells, TN4 0EE

**SUMNER PRIDHAM**

A beautifully presented period house providing spacious family accommodation over 3 floors, significantly refurbished benefitting from large well-proportioned rooms, bifold doors from the large kitchen into landscaped garden, 2 off road parking spaces and conveniently located to both primary and secondary schools including the Grammars.

Recessed Covered Porch, Hall, Sitting/Dining Room, Large Kitchen with Island, Utility Room, separate WC, 5 Bedrooms, Ensuite Bathroom, Family Bathroom, Office, Gas Fired Central Heating, Double Glazed Windows, Landscaped Garden, 2 off-road Parking Spaces, EV charging point.

**Guide price £875,000 Freehold**



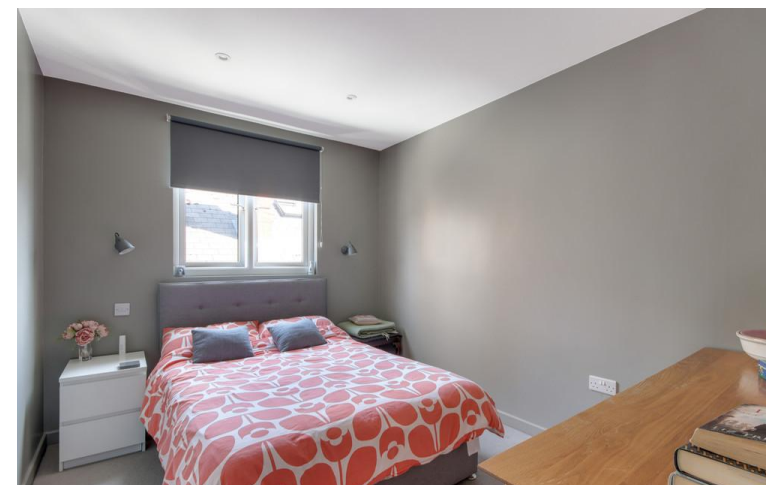


75 Prospect Road, Southborough, Tunbridge Wells, TN4 0EE



## Property Description

- ◆ An exceptionally well-presented halls adjoining period house.
- ◆ Large well-proportioned rooms with tall ceilings with accommodation arranged over 3 floors.
- ◆ Ideal family house being conveniently located to primary and secondary schools.
- ◆ Underfloor heating throughout the ground floor, split into 4 zones.
- ◆ Recessed arched covered porch with tiled flooring.
- ◆ Spacious hall with attractive staircase spanning 3 floors fitted woollen carpet runner, LED recessed lighting and useful storage cupboards.
- ◆ Dual aspect sitting/dining room, including an impressive square bay to the front, modern recessed Gasco fire, picture rail, coving with the dining area at the far end with its own large sash window to the side.
- ◆ Fully fitted kitchen/breakfast room benefitting from bifold doors leading out to a landscaped garden designed for entertainment promoting in and out living in the season.
- ◆ The 'Alno' kitchen is arranged with a large Corian Island to seat 6 people with box drawers beneath and power points.
- ◆ Matching Corian worksurfaces include inset sink with Quooker tap, Neff Hob with extractor above, Neff Grill Oven and Microwave Oven, good range of storage cupboards and box drawers and integrated dishwasher, tall pantry cupboard, detailed cast iron fireplace surround, pendant and LED lighting.
- ◆ Utility room with tiled floor, window and door to outside, stainless steel sink and drainer with multi tap, cupboards and draws beneath, display shelving, plumbing for washing machine.
- ◆ Attractive staircase leading to the first floor with continuation of staircase to second floor and fitted with wool carpets.



- ◆ Bedroom 1 is rear facing, attractive outlook over its own gardens and beyond, fully fitted range of wardrobe cupboards and purpose built half height wall for a double bed with power connected and recessed shelving.
- ◆ Ensuite shower room large built in glassed shower cubicle with drench and handheld showers and separate smart control. Low Level WC, twin washbasin with vanity cupboard beneath, towel rail and window to the side.
- ◆ First floor living room/bedroom 2 this is an impressive room with large square bay to the front plus a matching sash window, stone fireplace surround fitted with electric fire and finished with a Karndean floor.
- ◆ Office/bedroom with louvred doors to a built in hot cupboard housing a Worcester boiler and large unvented hot water tank, sash window to the side.
- ◆ Separate WC with low level WC, washbasin with vanity cupboard beneath.
- ◆ Staircase to second floor landing with vaulted ceiling and access to two attic spaces.
- ◆ The second floor is arranged with 3 double bedroom to the front side and rear of the property and a dedicated family bathroom fitted with a standalone bath, walk in shower with drench and handheld showers, low level WC, washbasin with upstand and double size vanity cupboard beneath, underfloor heating, window to the side and chrome towel rail.

### Outside

- ◆ Attractive landscaped garden via bifold doors in the kitchen with shaped tiled patio, bordered with railway sleepers inset water feature surrounded with pebble design.
- ◆ The far end of the garden is laid with artificial grass and a pergola and is an ideal seating area, south facing boundary has a mature fragrant jasmine, storage shed, side access with secure gate, external lighting to the side and rear.
- ◆ **Parking:** to the front of the property is a designated gravel drive providing parking for 2 cars with a charging point ready to receive EV charger.
- ◆ Ideally located for schools with Southborough Primary School within easy walking distance and the secondary schools are easily accessible all being within a mile of the property to include the Grammars.
- ◆ Accessible to the A21 with its M25 links and just over a mile from a mainline station with regular services to London and the coast.

### Practicalities

- ◆ The property was significantly refurbished in recent years, with the majority being carried out in 2016 and 2017.

### Viewing

Strictly by appointment only through sole agents Sumner Pridham  
[info@sumnerpridham.co.uk](mailto:info@sumnerpridham.co.uk) 01892 516615

