

## 7 Arundel Road

Tunbridge Wells, TN1 1TB

**SUMNER PRIDHAM**

A beautifully presented 4-bedroom Edwardian town house, providing versatile and elegant accommodation arranged over 3 floors, featuring a side return kitchen dining room, vaulted glazed ceiling and French doors out to a south and west facing courtyard garden. Quiet friendly no through road in the favoured village area within walking distance to Claremont primary School and central station.

Covered Porch, Hall, combined Double Reception Room, part-vaulted side return Kitchen, small Cellar, 4 Double Bedrooms, 2 Bathrooms, First Floor Utility Room, Double Glazed Windows with stained glass fanlights, Gas Fired Central Heating, pretty Courtyard Garden, Permit Parking Available.

**Guide price £1,000,000 - £1,025,000 Freehold**

### 7 Arundel Road

House - Gross Internal Area : 159.8 sq.m (1720 sq.ft.)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



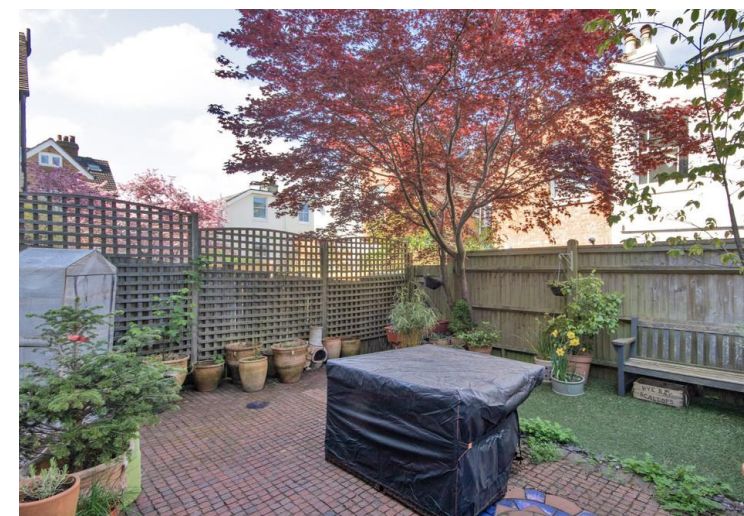
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Agents Note: Whilst every care has been taken to prepare these particulars they are for guidance purposes only. If there are any points of particular importance to you please contact the office. Any areas, measurements or distances are approximate 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.





## Property Description

- ◆ Spacious and well-presented 4 bedroom Edwardian Town House.
- ◆ Quiet cul-de-sac location in the village area.
- ◆ Versatile open plan ground floor accommodation to include side return part vaulted kitchen.
- ◆ Good sized south and west facing courtyard garden with mature Acer tree.
- ◆ Four double bedrooms with bathrooms on the first and second floor.
- ◆ Walking distance to Claremont Primary School, Grove Park, High Street and Central Station.
- ◆ Tall privet hedge provides privacy to the front of the property.
- ◆ Terracotta brick tiling, covered porch and beautiful front door with stained glass panelling.
- ◆ Spacious hall with many period features including moulded cornicing, picture rail, dado rail, substantial staircase with mahogany handrail and turned balusters, quality flooring that continues into the kitchen.
- ◆ Elegant, combined reception rooms feature an open fireplace with attractive painted surround, pair of cabinets either side with display shelves above.
- ◆ Large square bay to the front, painted wooden double glazed windows featuring stained glass fanlight windows above, moulded cornicing and dado in both rooms, internal double glazed French doors with fanlight above gives access into the kitchen breakfast room.
- ◆ Door from hall with etched panels into the kitchen breakfast room, glazed at one end fitted with extensive worksurfaces on 2 walls with one and a half stainless steel sink beneath casement windows overlooking the garden.
- ◆ Excellent range of cupboards and saucepan drawers, nest of cutlery drawers and matching wall mounted cupboards.



- ◆ Appliances include Bosch 5-ring gas hob, pair of Bosch fan assisted electric ovens beneath, Bosch dishwasher, matching cabinet housing Worcester gas fired boiler providing central heating and domestic hot water.
- ◆ Ample space for good sized table and chairs and panelled door into a small cellar/pantry with fitted shelves also housing gas, electric meters, circuit breaker, power and light connected.
- ◆ Beautiful period staircase spanning 3 floors including mezzanine levels to the rear of the property, coming to the first floor landing.
- ◆ Bedroom 1 is a beautiful room featuring a large square bay and oriel windows to the front, features include cornicing, Edwardian fireplace surround with cast iron and tiled inset and matching tiled hearth, pair of double wardrobes.
- ◆ Bedroom 2 also with moulded cornicing and a triple set of attractive casement windows to the rear.
- ◆ A mezzanine at the rear of the property gives access to a large bath/shower room with standalone double end tub with separate taps, a shower cubicle with drench and handheld showers, washbasin with vanity cupboards beneath, low level WC, large double glazed sash window to the rear with etched lower sash panels, complimented with attractive half height panelled walls.
- ◆ Adjacent utility room plumbing and space for washing machine with potential to have tumble dryer above, small window.
- ◆ Staircase leads to the second floor landing with large skylight above, useful sized storage cupboard with fitted shelving.
- ◆ Double bedroom 3 is a pretty room with a wide dormer featuring attractive casement windows to the front, wall to wall wardrobe cupboards.
- ◆ Bedroom 4 has a skylight to the rear.
- ◆ Bathroom 2 has fully tiled walls and floor with large bath and handheld shower, low level WC washbasin with vanity cupboards beneath plus a walk in shower with drench and handheld showers, chrome towel rail, door to attic eaves cupboard also housing hot water tank with separate immersion heater.

### Outside

- ◆ One of the features of the property is a good sized south and west facing courtyard garden.
- ◆ Access from French doors in the kitchen breakfast room.
- ◆ Previously landscaped with the majority finished with terracotta brick and tiling with rear gate access and fenced boundaries, dapple shade and privacy is provided by a mature Japanese Maple (Acer Tree).
- ◆ Outside water tap and light.

### Location

- ◆ Arundel Road is one of the more sought after locations in the village area being a quiet cul-de-sac within walking distance to Claremont Primary School and to The Grove, High Street and Pantiles.

### Viewing

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

