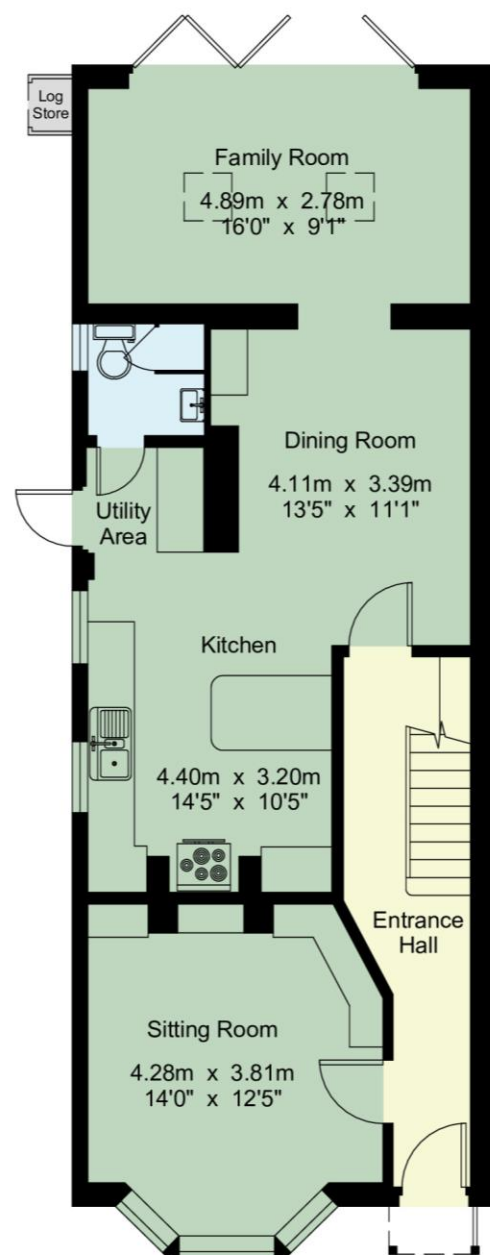
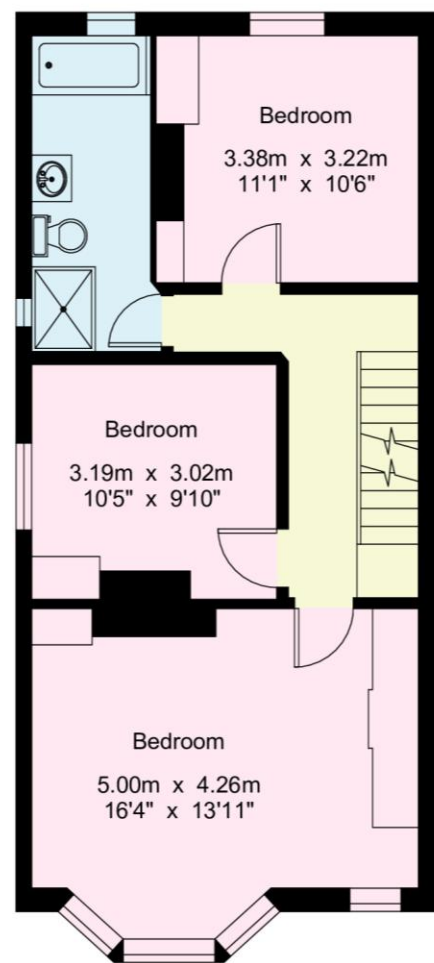
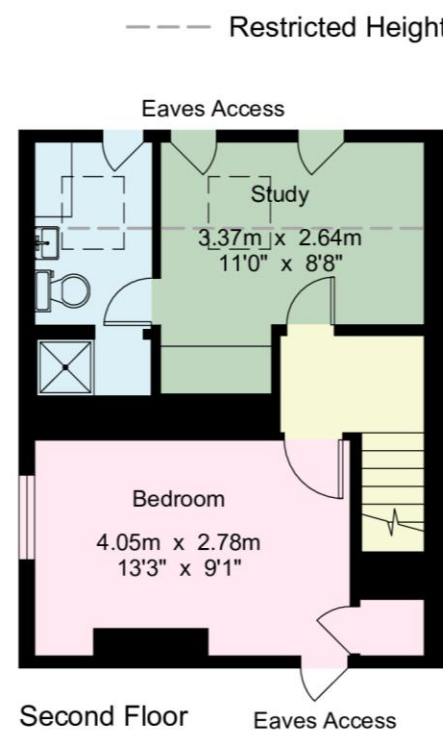




Ground Floor



Ground Floor



Second Floor

18 Somerset Road

House - Gross Internal Area : 160.7 sq.m (1729 sq.ft.)
Log Store - Gross Internal Area : 0.3 sq.m (3 sq.ft.)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	76 C
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.



18 Somerset Road

Tunbridge Wells, TN4 9PR

SUMNER PRIDHAM

A significantly improved hall adjoining Victorian house benefitting from generous family accommodation over 3 floors including a generous kitchen dining room leading into an attached family room with bifold doors out to garden, ideally located to St Johns Primary School and Tunbridge Wells Secondary and Grammar Schools.

Covered Porch, Hall, Sitting Room, Kitchen Dining Room, Family Room, Cloakroom, 5 Bedrooms, Shower Room, Bath/Shower Room, Attic Room, Gas Fired Central Heating, Double Glazed Windows, Front and Rear Garden with side access.

Guide price £775,000 - £800,000 Freehold

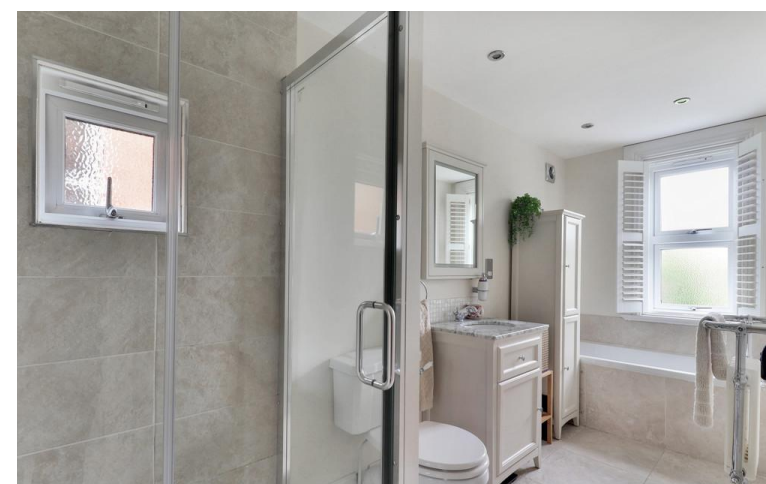
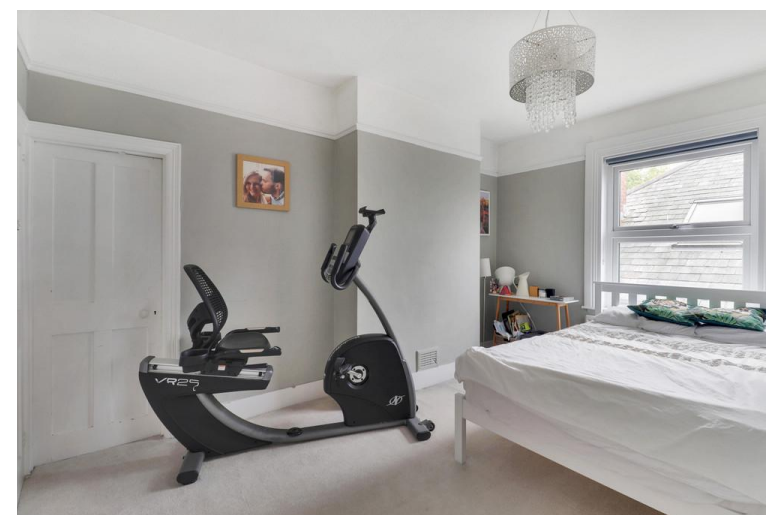


18 Somerset Road, Tunbridge Wells, TN4 9PR



Property Description

- ◆ A well-presented 5 bedroom character property in the desirable Somerset Road close to Primary and secondary schools including Grammars.
- ◆ Attractive accommodation arranged over 3 floors, remodelled and extended for contemporary family living.
- ◆ Walking distance to good local shops including mini M&S and Waitrose plus independent local cafes.
- ◆ Handsome front elevation enhanced by wrought iron railings with brick pillars and Victorian style black and white tiled path to front door.
- ◆ Spacious hall with continuation of tiled floor and period staircase further enhanced with panelled walls.
- ◆ Sitting room features a bay window to the front with shutters, moulded cornice and picture rail, substantial fireplace surround with slate hearth and wood burning stove with cupboards either side including media cabinet and display shelves.
- ◆ Generous sized remodelled kitchen diner incorporating a separate utility area, attractively finished with panelled cabinets providing a comprehensive range of cupboards and drawers.
- ◆ Extensive worktops incorporate inset sink and drainer with Quooker boiling tap, generous sized peninsula incorporating breakfast bar further cupboards and drawers beneath and including a wine cooler.
- ◆ Further appliances include fridge freezer range cooker, and in a separate area a washing machine and tumble dryer.
- ◆ Cloakroom with low level WC, pedestal washbasin, half tiled walls and window, built in cupboard housing gas fired Worcester boiler.



- ◆ Kitchen diner features engineered wood flooring which continues into the family room.
- ◆ The dining area is further enhanced with panelled walls and original moulded corning and picture rail.
- ◆ A square arch leads into a beautifully light family room with twin skylights above and full width bifold doors leading into the garden.
- ◆ Underfloor heating throughout the kitchen, dining room and family room.
- ◆ Period staircase spans the first and second floors.
- ◆ Principal bedroom feature a wide bay and sash window both with fitted shutters and an attractive and extensive range of wardrobe cupboards with panelled doors, original moulded cornice and picture rail.
- ◆ Double bedroom 2 has views over the rear garden with fitted wooden shutters, wardrobe cupboard and display shelves.
- ◆ Bedroom 3 has a window to the side with shutters and built in wardrobe cupboard.
- ◆ Bath/Shower room with separate shower cubicle with drench and handheld showers, low level WC, oval inset washbasin with cupboard beneath panelled bath with shower attachment, dual fuel radiator, sash window, with fitted shutters.
- ◆ Period staircase to second floor landing.
- ◆ Double bedroom 4 with sash window to the side, built in wardrobe cupboard.
- ◆ Walk-in attic with small window, light connected and fitted shelves.
- ◆ Study/ Bedroom 5 with triple fitted wardrobe cupboard providing hanging space and shelving and skylight.
- ◆ Shower room with drench and handheld showers, tiled floor, low level WC, wall mounted washbasin, shelved cupboard and skylight.

Outside

- ◆ Front and rear garden with a security gated side access.
- ◆ Rear Garden: full width paved patio with access via bifold doors in the family room, provides an entertaining area and leads down to a level artificial lawn, with mature apple tree and garden shed at the far end.

Location

- ◆ Ideally located to St Johns Primary School, Nurseries, Secondary Schools including Tunbridge Wells Grammar Schools.
- ◆ Local independent cafes and mini supermarkets (0.3 miles) within easy walking distance, and just under a mile to the mainline station

Viewing

Strictly by appointment only through sole agents Sumner Pridham
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