

7 Newton Lofts

House - Gross Internal Area : 98.4 sq.m (1059 sq.ft.)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	60 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.



Flat 7 Newton Lofts

46 Newton Road, Tunbridge Wells, TN1 1RU

SUMNER PRIDHAM

A rare opportunity to purchase a stunning warehouse style apartment featuring tall, vaulted ceilings, structural beams and exposed brick walls. Features also include far reaching town scape views and an exceptionally convenient location.

Hall, Large Kitchen/Reception Room, 2 Double Bedrooms, Ensuite Shower and Dressing Room, Principal Bathroom, Electric Heating to Radiators, Double Glazed Windows, Permit Parking.

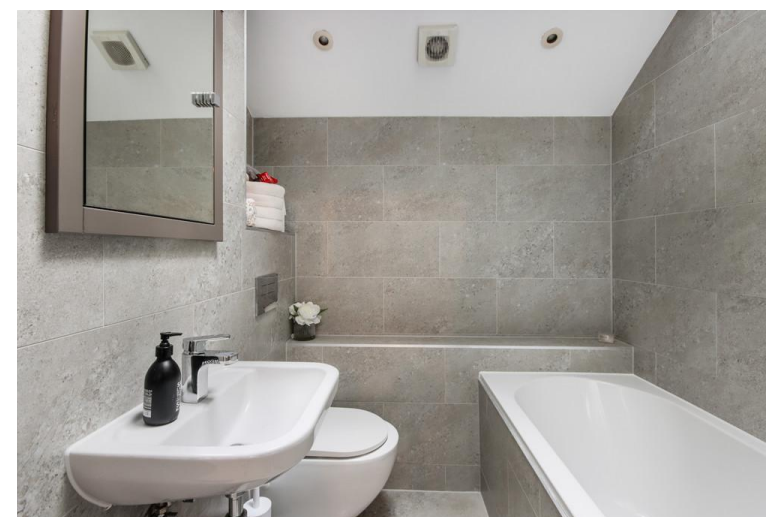
Guide price £430,000 Leasehold *No Forward Chain*





Property Description

- ◆ Superb warehouse apartment in central location featuring large, vaulted rooms with views.
- ◆ Exceptionally convenient location within walking distance to shops, restaurants and half a mile from the mainline station.
- ◆ Stunning room with vaulted ceilings (4.7 m at the highest point).
- ◆ Exposed structural beams and feature brick wall in the main reception room.
- ◆ Staircase to the top floor, front door to hall with video intercom, boiler cupboard housing electric boiler providing heating to radiators throughout the apartment.
- ◆ Stunning kitchen/reception room with tall, vaulted ceilings and structural beams creating a real sense of occasion to the room, beautifully light due to 2 large sash windows to the front plus skylights to the side taking full advantage of the south and west aspect.
- ◆ Kitchen is fully integrated with granite worksurfaces including a peninsula unit incorporating a 4 person breakfast bar, Blanco inset sink, comprehensive range



of cupboards and box drawers.

- ◆ Appliances include fridge/freezer, washing machine, dishwasher, induction hob, microwave and oven.
- ◆ The room is further enhanced with an exposed brick wall at one end surrounding 2 beautiful sash windows providing views across to St. James church.
- ◆ Bedroom 1 with vaulted ceiling and a pair of large sash windows with fitted blinds, dressing room has double height Rack wardrobes either side.
- ◆ Ensuite shower room also with a vaulted ceiling and skylight, attractive tiled walls and matching tiled floor, large shower cubicle with drench and handheld showers, concealed cistern WC, wall mounted wash basin, mirror and light.
- ◆ Double bedroom 2 has a vaulted ceiling and window to the side.
- ◆ Bathroom comprising of a panelled bath with shower above and toiletries recesses, glass screen, wall hung washbasin, low level WC with concealed cistern and chrome towel rail.

Location

- ◆ Exceptionally convenient location within walking distance to all amenities including shops and restaurants, independent shops in Camden Road.
- ◆ The mainline station is 0.5 miles away with its regular services to London and the coast.

Practicalities

- ◆ The property is held under a 125 year lease with 114 years remaining.
- ◆ Ground rent £250 per annum.
- ◆ Service Charge approximately £2600 per annum.
- ◆ Permit parking is available.

Viewing

Strictly by appointment only through sole agents Sumner Pridham.
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