



25 Arundel Road

Tunbridge Wells, TN1 1TB



25 Arundel Road

House - Gross Internal Area : 163.7 sq.m (1762 sq.ft.)



A substantial and beautifully presented Edwardian House quietly located being the penultimate property at the end of a sought after cul-de-sac within walking distance to Claremont Primary School, Grove Park, and central station. The upgraded accommodation includes beautiful Neptune bathrooms, bespoke side return kitchen with doors out to an attractive garden. Covered Porch, Hall, Sitting Room, Family Room, Kitchen Dining Room with Pantry, 2 first floor Bedrooms, Neptune Bathroom, Study, 2 double Bedrooms on the second floor, Neptune Bathroom, Double Glazed Windows, Gas Fired Central Heating, Courtyard Garden with Rear Access, Permit Parking.

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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 71 C | 78 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.





microwave, plumbing for washing machine and space available for large fridge and tumble dryer.

- ◆ Matching wall mounted cabinets housing Worcester gas fired boiler installed in 2025.
- ◆ Kitchen is a beautifully light room part glazed with doors out to the garden and provides ample space for a dining table and chairs.
- ◆ Staircase from the hall leads to an attractive first floor landing with a part galleried feature at one end leading to a small study with window.
- ◆ Large well-proportioned bedroom with a square bay plus Oriol window, moulded corniced ceiling.
- ◆ Double bedroom 2 features triple casement window to the rear and moulded cornice.
- ◆ Remodelled bathroom in 2023 incorporating a Neptune Chichester double vanity unit with drawers, matching Neptune wall lights and towel rail, large shower cubicle with C P Hart fittings, low level WC, chrome towel radiator, mandarin stone flooring plus full height storage which also includes a high pressure hot water tank.
- ◆ Period staircase leads to the second floor landing with Velux window.
- ◆ Double bedroom 3 is a delightful room with a wide domer to the front featuring 5 casement windows.
- ◆ Bedroom 4 is to the rear with views across to Mount Ephraim.
- ◆ Family bathroom 2 was also refurbished in 2023 and includes the Neptune Chichester double vanity unit with cupboards beneath, Mandarin stone flooring, standalone bath with wall mounted taps by C P Hart, low level WC, chrome towel rail and access to useful eaves storage.

Outside

- ◆ Good sized courtyard garden accessed from the kitchen with Pergola feature, inset flowerbeds, Apple and Cherry trees and a climbing Hydrangea, rear access to Arundel Road.

Practicalities

- ◆ Double glazed windows installed in 2016.
- ◆ The kitchen was remodelled and fitted by 'Yew Tree Designs' in 2018 and the Neptune bathrooms fitted in 2023.
- ◆ Gas fired boiler in 2025, and the main roof overhauled in 2016.

Location

- ◆ Arundel Road is an ideal location for families wishing to enjoy the benefits of the village area as it is within walking distance to the Grove, High Street, Pantiles and central station.
- ◆ For the young family it is within walking distance of Claremont Primary School (0.4 miles) and the town's secondary schools including the grammars are all within 2 miles.
- ◆ Permit parking available.

Viewing

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

Property Description

- ◆ Spacious Edwardian townhouse in favoured family friendly cul-de-sac.
- ◆ Away from traffic location within walking distance to the Grove and central station.
- ◆ Ideally located to Claremont Primary School.
- ◆ Large well-proportioned rooms retaining period features including moulded corniced ceilings and Jim Lawrence Orla Fanlights.
- ◆ Bespoke kitchen with solid wooden cabinets, walk-in pantry and gas fired Aga.
- ◆ Neptune fitted bathrooms on the first and second floors.
- ◆ Brick pillars and wall with gate lead into a paved area to the front.
- ◆ Panelled front door with beautiful stained glass leadlight panels, lead into a spacious hall with moulded corniced ceiling and substantial staircase spanning 3 floors.
- ◆ Double length sitting family room separated by wide arch, naturally lit by a large square bay to the front featuring Edwardian stained glass panels, period fireplace surround with cast iron and tiled inset, (not tested) moulded corniced ceiling with picture rails.
- ◆ Glass panelled door leads into a side return part vaulted kitchen dining room.
- ◆ Bespoke fitted kitchen by 'Yew Tree Kitchens'.
- ◆ Granite work surfaces and comprehensive range of painted wooden cupboards and drawers including saucepan drawers providing excellent storage.
- ◆ Gas fired 2 oven Aga in former range recess and adjacent walk-in pantry.
- ◆ Ceramic double sink with waste disposal unit beneath large, redesigned window with a better view out to garden, integrated dishwasher and