

Bedford Terrace, Tunbridge Wells



A beautifully presented Grade II listed townhouse, offering a wealth of character and situated just off the High Street in this historic private road.

Situation

The property is situated in one of the most sought-after locations in Tunbridge Wells, within easy walking distance of the mainline station (0.3 of a mile) and a wide array of shops, boutiques, bars and restaurants on Chapel Place, The Pantiles and High Street.

There are also a number of well regarded private and state schools in the area including girls and boys grammar schools.

Leisure facilities include the Nevill Cricket Ground, Nevill Tennis Club, golf at The Nevill, and wonderful walks on the Common.

Distances

Tunbridge Wells station - 0.3 of a mile (London Bridge from 42 minutes). High Street - 66 yards. Pantiles - 0.2 of a mile. A21 (Pembury) - 2.4 miles. M25 (J5) - 16 miles. (All times and distances are approximate.)





The Property

A bright entrance hall on the ground floor leads to a wonderful open plan kitchen/dining space. At the front of the house, a dining area complete with log burner and attractive bow window flows through to the kitchen itself at the rear, overlooking the garden and offering contemporary units and stunning worksurfaces.

The formal sitting room/bedroom 3 is located on the first floor, with an ornate open fireplace and two sash windows, flooding the room with natural light. Also on this level is a beautifully appointed and stylish bathroom, complete with a large walk-in shower and roll top bath.

There are two bedrooms on the second floor, also boasting a wealth of period features including feature fireplaces and charming sash windows.

The house also benefits from a substantial, boarded loft space providing ample storage.

Outside

The property is set on a private street, with its own front garden and has the added benefit of a secluded courtyard garden to the rear of the property with plenty of space for al fresco dining.



Directions (TNI IYJ)

Heading south on Chapel Place towards the Pantiles, Bedford Terrace will be found on the left hand side.

Property Information

Local Authority Tunbridge Wells Borough Council, Tel. 01892 526121

Council Tax Band E

Tenure Freehold

Services Mains water, electricity and drainage. Gas-fired central heating.

Viewings Strictly by prior appointment with Knight Frank, LLP



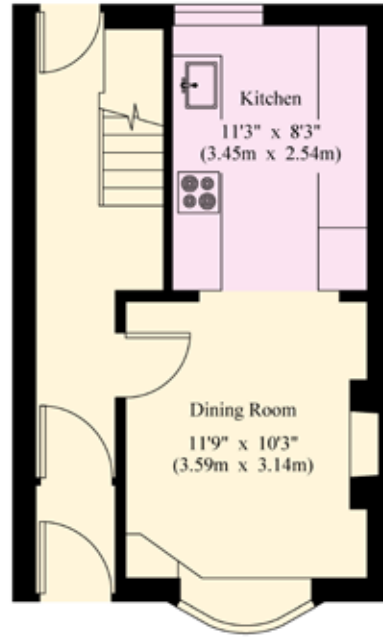
Approximate Gross Internal Floor Area

Total Area = 94.4 sq m / 1,016 sq ft

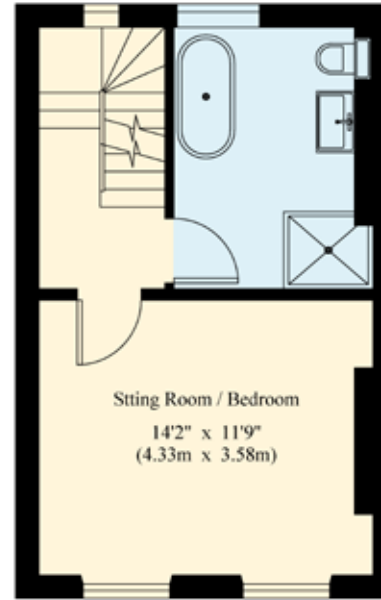


This plan is for guidance only and must not be relied upon as a statement of fact.

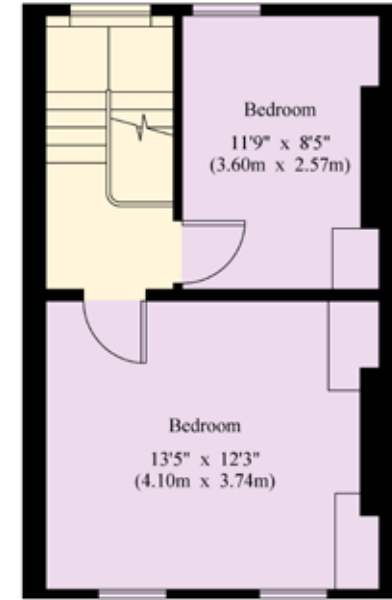
Attention is drawn to the important notice on the last page of the text of the Particulars.



Ground Floor



First Floor



Second Floor

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated September 2024. Photographs and videos dated August 2024.

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