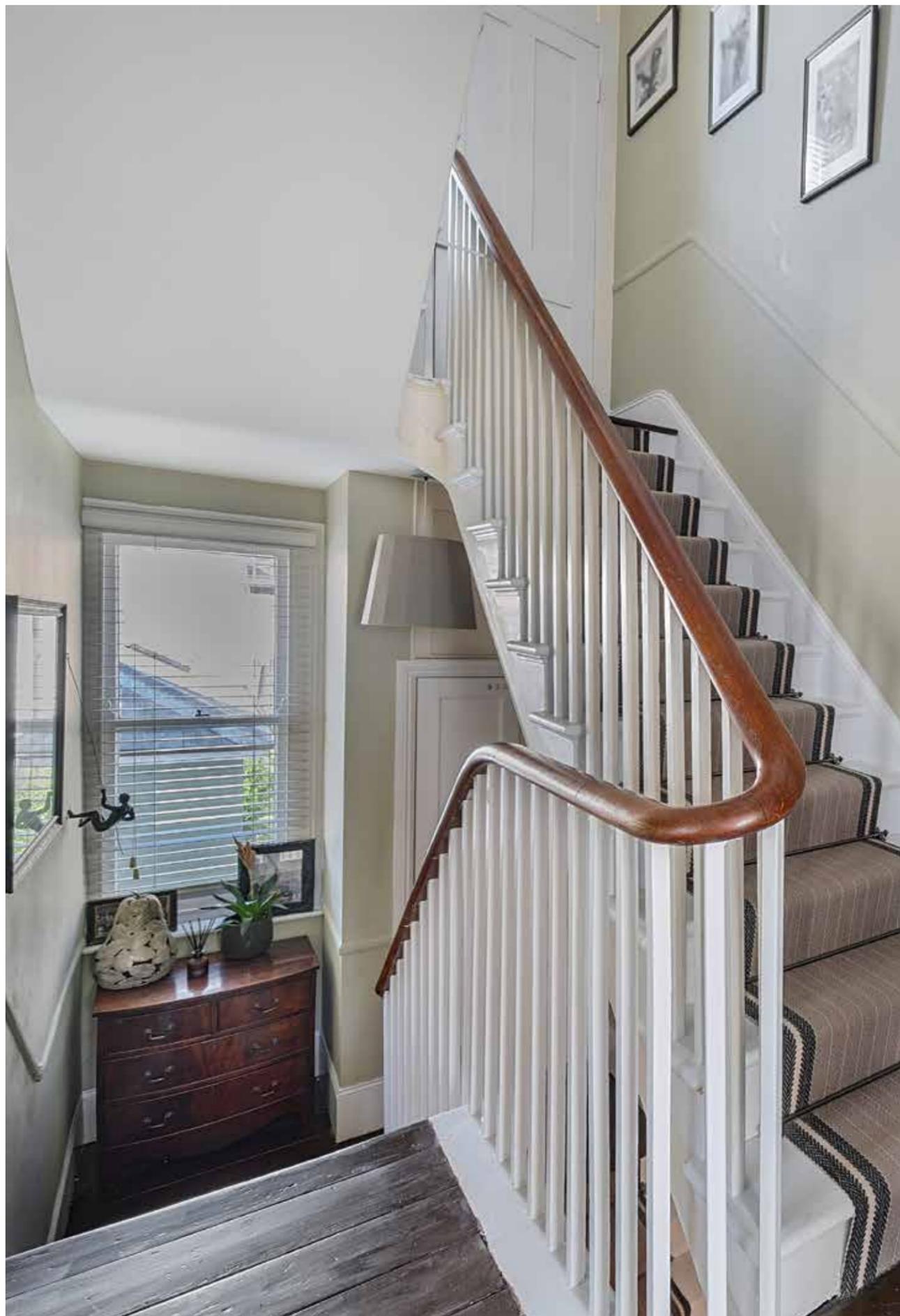




21A THE PANTILES
Tunbridge Wells, Kent



A BEAUTIFUL GRADE II LISTED GEORGIAN TOWNHOUSE

An end-of-terrace arranged over four storeys, with a wealth of character and situated on the famous Pantiles in the heart of the town.

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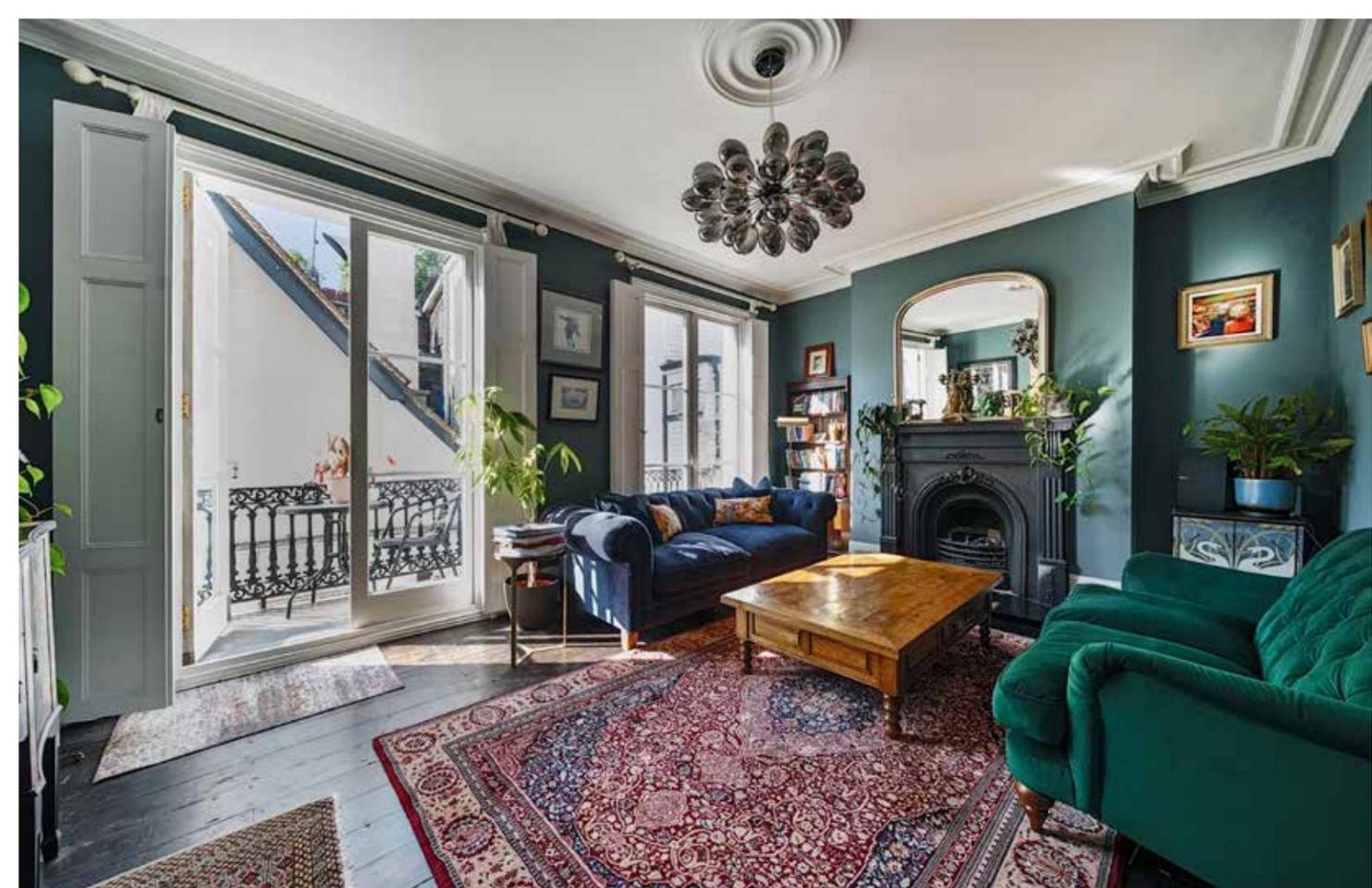
Local Authority: Tunbridge Wells Borough Council

Council Tax Band: C

Tenure: Leasehold (150 years less 14 days from 24 June 1987)

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

Postcode: TN2 5TD [what3words.com/overnight.tour.trades](https://www.what3words.com/overnight.tour.trades)



THE PROPERTY

There is a welcoming private entrance on the ground floor, with stairs leading up to the main living accommodation.

On the first floor, a wonderful double aspect sitting room is situated at the front of the house with a balcony providing the ideal backdrop for alfresco dining overlooking the Pantiles. The stylish kitchen offers a range of contemporary units with space for a number of appliances. A separate w.c. completes this level.

There are two bedrooms on the second floor, with a luxurious and sizable family bathroom.

On the third floor, there are two further bedrooms with a superb outlook over the town.

Residents' permit parking is available.

Agent's Note: Lease obligation to pay 60% of the building maintenance and approximately £400 per annum for fire alarm maintenance. Further detail available from Knight Frank.





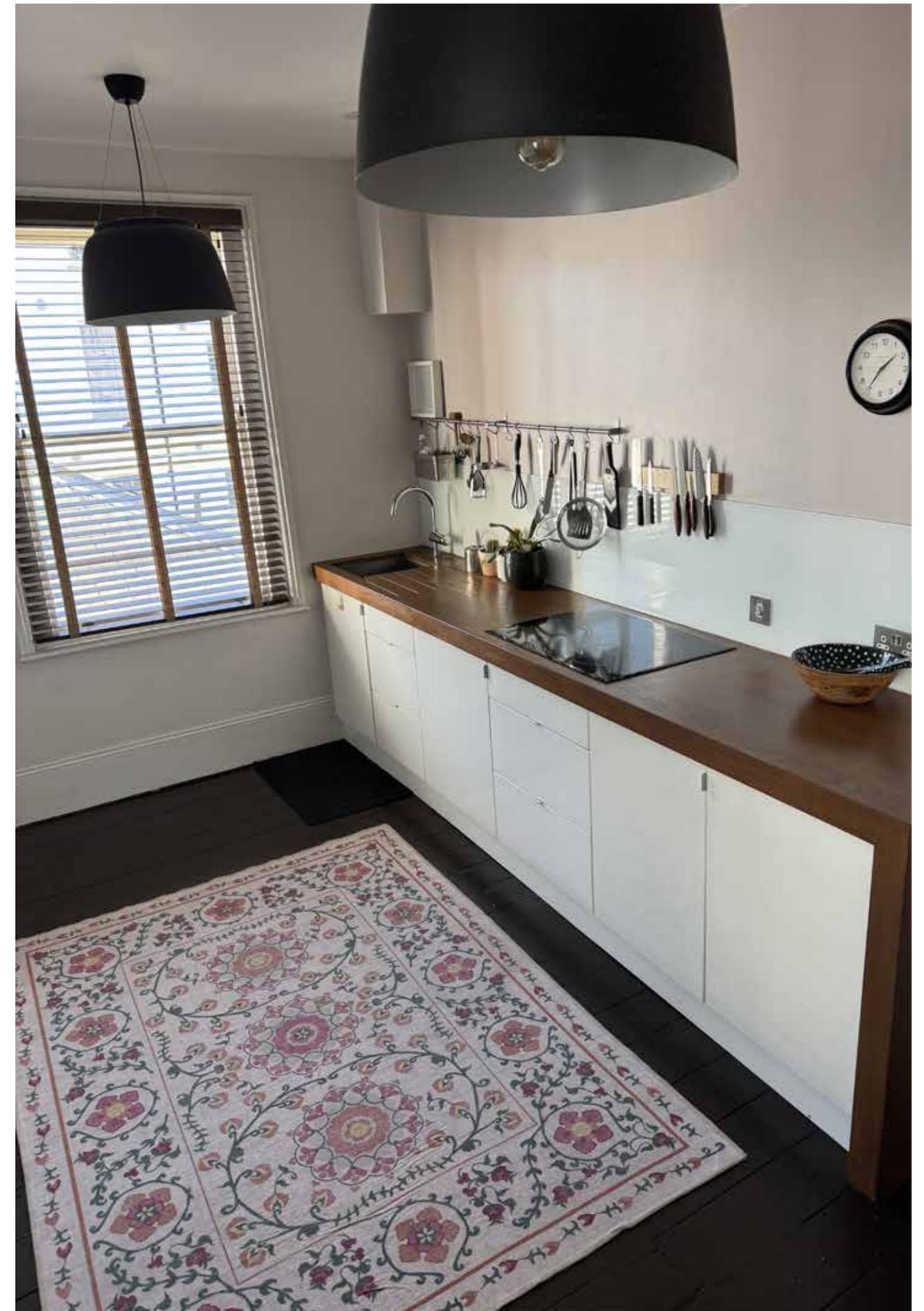
SITUATION

The property is ideally situated on the famous and historic Pantiles, with a varied array of independent cafes, restaurants and boutiques on offer. The mainline station is less than half a mile away with services to London Bridge from approximately 42 minutes.

The area is renowned for the quality of its schooling, both in the private and state sectors, including nearby The Mead, Rose Hill and Holmewood preparatories. Options for older children include grammars for boys and girls with private choices such as Mayfield, Tonbridge and Sevenoaks.

The arts are well represented at The Assembly Hall Theatre and Trinity Arts Centre.

Leisure activities in the town include the Nevill Cricket Ground, Nevill Tennis Club and Nevill Golf Club, Dunorlan Park and the Common.





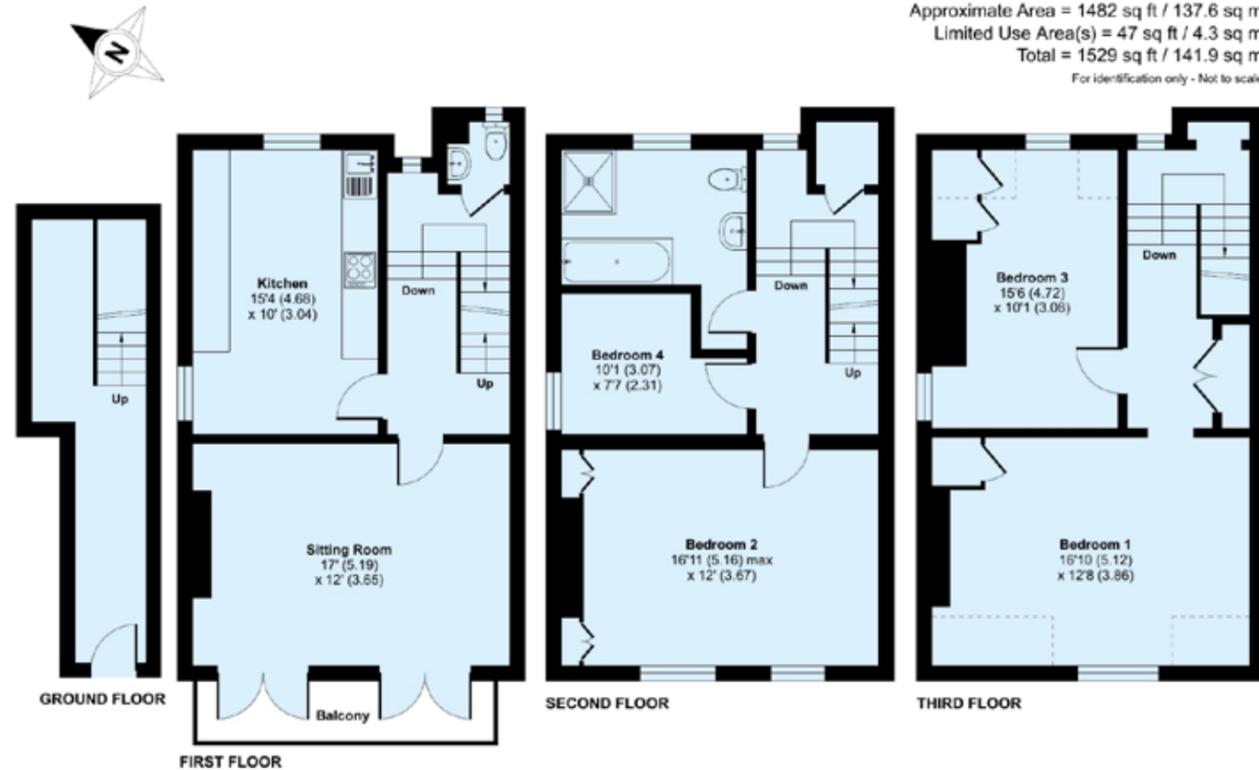
The Pantiles, Tunbridge Wells, TN2 5TD

Approximate Area = 1482 sq ft / 137.6 sq m

Limited Use Area(s) = 47 sq ft / 4.3 sq m

Total = 1529 sq ft / 141.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nridcom 2025. Produced for Satchell Markhouse. REF: 1286742



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