

66 Prospect Road, Southborough, Tunbridge Wells









# 66 Prospect Road, Southborough, Tunbridge Wells TN4 0EH

*Period 3-bedroom house with development opportunities in sought after location*

## Accommodation Summary

- Semi-detached Edwardian house
  - 3 double bedrooms
    - Living Room
  - Kitchen/Dining Room
    - Family Room
    - Garden
- Walking distance to popular schools
  - Sought after village location
  - Development opportunities
    - Chain free



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Loved by the same family for over six decades, this home is set on a popular road within walking distance of the local primary school, local shops and mainline station. It is also close to Southborough Common, an area of outstanding natural beauty, the cricket green, woodland walks, and open countryside.

Its double square bay window exterior delivers plenty of kerb appeal, with a traditional tiled pathway leading up to its covered entrance door.

Stepping into the entrance hallway the Edwardian proportions are immediately apparent and there is an open recess under the stairs and a fitted cupboard.

First on the right is the living room, which is flooded with light from its bay window. There is plenty of space for family sofas.

Behind is the dining room which opens into the kitchen, with rear garden access to the side. This area of the house is ripe for development but already has space and plumbing for appliances, wooden effect countertops, eye and base level units and a walk in fitted cupboard with electricity.

Returning to the hallway at the back is the family room. French windows open into the garden offering sunlight and garden views, making it perfect for family living and entertaining.

Climbing the stairs to the first floor there is a family bathroom with a shower attachment and three double bedrooms.

The primary bedroom at the front stretches the width of the house and enjoys a deep square bay window and an additional window to the side, making it a very bright space.

On the landing is a fitted cupboard housing the water cylinder with a shelf for linen but if removed, it would be the perfect access point for stairs rising into a converted loft (subject to the usual planning consents).

Outside the garden is mainly laid to lawn with stocked flower beds and pathways either side. There is a covered wooden pergola providing shade and a brick shed for storage. The garden is enclosed on all sides, making it safe for children and pets, and there is a side gate for street access and a rear gate with further potential, should you want an off-street driveway.

This wonderful family home is in a sought-after location in the catchment area for all the first-class schools and is being sold chain free. It also offers a dream project to create your own vision and add value in the future. A must see!





**Covered opaque part glazed entrance door opening into:**

**Entrance Hall:** glazed top light, open under stair recess and fitted storage cupboard, radiator, and doors opening into:

**Living Room:** 13`11 x 11`9 front aspect double glazed square bay window, wall hung electric fire and radiator.

**Kitchen/Dining Room:** 15`6 x 10`1 side aspect double glazed windows, side aspect opaque part glazed door opening into the garden, wooden effect countertops, stainless steel sink with drainer and mixer tap, space and plumbing for washing machine, space for oven, fitted cupboards, opening in chimney breast with housing for the boiler and painted mantle over, and radiator. The kitchen has eye and base level units, a walk in cupboard with a side aspect window and electricity and linoleum flooring.

**Family Room:** 12`5 x 11`10 rear aspect French doors opening into the garden, fitted wall shelving and radiator.

**Stairs up to first floor landing with airing cupboard housing the water cylinder with a shelf for linen and a hanging rail and cupboard above and doors opening into:**

**Bedroom 1:** 15`6 x 13`11 front aspect double glazed square bay window, front aspect double glazed window, fitted cupboard with shelving and radiators.



**Bedroom 2:** 15`6 x 11`10 rear aspect double glazed window, fitted cupboard with shelving and radiator.

**Bedroom 3:** 10`1 x 10`1 side aspect double glazed window, fitted wall shelves and radiator.

**Bathroom:** side aspect opaque window, panel enclosed bath with mixer tap and wall mounted shower attachment, low level WC, vanity unit with wash hand basin over and cupboard under, part tiled walls and radiator.

**Outside:** to the front is a low height wall with hedging above and a flower bed area behind with some planting, and an iron gate with a tiled pathway to the front entrance door. A block brick pathway leads to a side aspect wooden gate that gives rear garden access. To the rear is a west facing garden laid mainly to lawn, with side stocked flower beds, pathways, a covered wooden pergola, and a brick storage shed. It is fully enclosed on all sides by a mix of brick and wooden fencing, with a rear aspect wooden gate onto an access road behind with possibilities for creating a driveway on the garden space.

**General:**

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

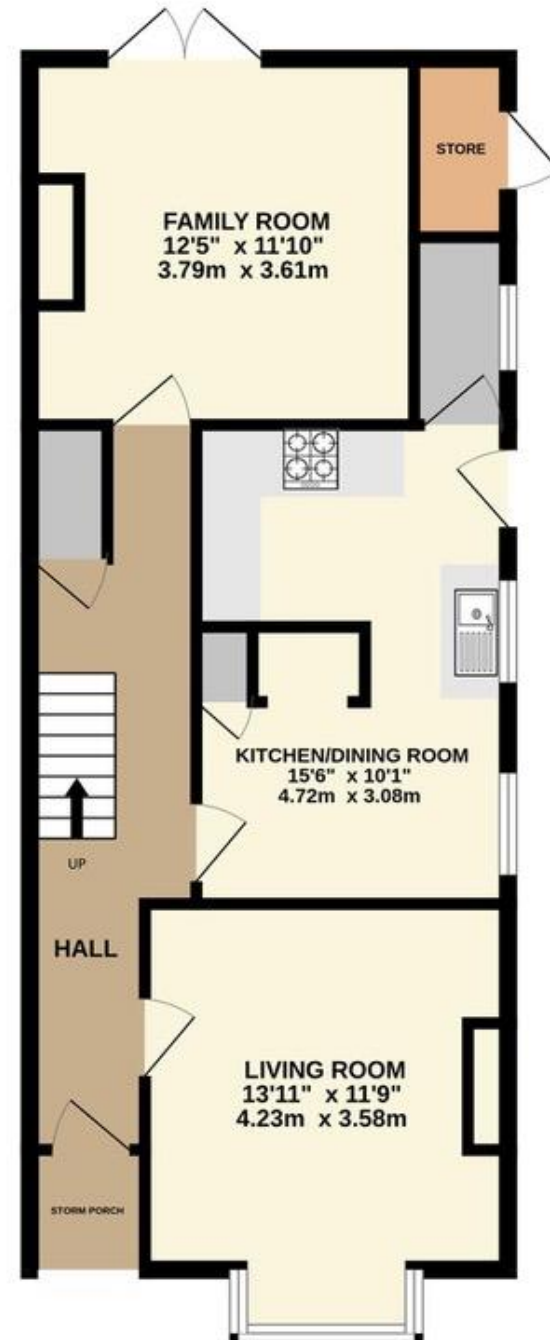
Council tax: Band D (£2,053.78)

EPC: E (50)





GROUND FLOOR  
618 sq.ft. (57.4 sq.m.) approx.



1ST FLOOR  
618 sq.ft. (57.4 sq.m.) approx.



TOTAL FLOOR AREA : 1236 sq.ft. (114.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>50</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC





**Area Information:** Southborough, Tunbridge Wells

Southborough lies just a couple of miles north outside the historic spa town of Tunbridge Wells with its big retail names and its Georgian colonnade, the Pantiles, offering a vibrant café culture.

It also sits just south of Tonbridge, with the A26 passing through it offering easy access to the A21 which leads to the M25.

Southborough Hub with its new medical centre, library, theatre/hall, coffee shop, community rooms, and town council offices, together with retail space is within walking distance of Prospect Road. The Yew Tree and Ridgewaye Playing Fields are also close by, with open green spaces for walking and recreational sport. There are also allotments either side of the fields allowing you to grow your own fruit and vegetables on your doorstep.

Southborough Common, situated north of the village, is a conservation area where cricket has been played for more than 200 years.

If you`re a runner, dog owner or casual walker, the woodland area of the Southborough Common, nestled behind St. Peters Church, is a very beautiful space. Ancient and young trees slope down to a stream with access to Holden Pond and Bidborough and Speldhurst villages beyond.

Excellent secondary, independent, preparatory, and private schools can be found in both Tunbridge Wells and Tonbridge, while Southborough and Bidborough have their very own primary schools. Prospect Road is also within the catchment areas for the 6 highly regarded and sought-after Tunbridge Wells and Tonbridge Grammar Schools.

The nearest mainline station to Southborough is at High Brooms with fast and frequent train services to London Charing Cross, London Bridge, Canon Street and Victoria. There are also mainline stations on the same line at Tonbridge and Tunbridge Wells. Tonbridge Station is 2 miles away and with two lines passing through, it provides on average 34 trains a day from Tonbridge to London Bridge in as little as 40-minute journeys. There is also a luxury coach service, which drops up and collects a short walk from the property, straight to Canary Wharf, the city, Embankment, and other central London destinations. It is half the cost of rail travel enabling you to slumber or work using its Wi-Fi connectivity as you travel.





