

73 Edward Street, Southborough, Tunbridge Wells





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Beautifully modernised 2-bedroom period house in sought after location

Accommodation Summary

- Terraced Victorian house
 - 2 double bedrooms
 - Living room
- Kitchen/breakfast/dining room
 - Ground floor toilet
 - Modern bathroom
 - Pretty garden
 - Immaculate décor
- Walking distance of mainline station and popular schools
 - Sought after village location



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This immaculate period home has been comprehensively modernised and sympathetically extended by its current owners, to create a combination of period charm and modern luxury living.

Set back from the road by a low wall, a handsome red brick exterior provides plenty of kerb appeal.

An entrance door welcomes you into an inner porch which opens into the living room, with open access into the extended kitchen area behind.

The living room is flooded with light from the front window and there is a fitted alcove cupboard and wall shelving to keep the space clutter free. An opening in the chimney breast gives you the opportunity to install a fire and the room's wooden effect flooring seamlessly links it to the reception area behind.

Towards the rear is the fantastic kitchen/breakfast/dining room whose recent renovation has created an excellent cooking, dining, and entertaining space. It is beautifully finished with eye and base level cabinets topped with wooden countertops separating the integrated appliances and providing a breakfast bar overhang for two bar stools. A Velux window, window placed above the Belfast sink and a glazed door opening into the garden bring in light and garden views.

In the dining area there is ample room for a table and chairs, an under-stair cupboard, and a useful guest cloakroom.

Climbing the stairs to the first-floor split landing there are two double bedrooms, both with graceful proportions that give a very tranquil feeling. The second bedroom has an over stair fitted wardrobe with a hanging rail and shelving.

The stylish bathroom at the rear has a window bringing in lots of natural light and contemporary tiles. There is a shower over the roll top shower bath.

Outside to the rear is an enclosed garden with an area of artificial lawn and a paved terrace next to the house, perfect for relaxing in the summer months. A wooden shed provides plenty of garden storage space and stocked flower beds add interest and colour.

This home is superbly located for a host of popular nurseries, primary, secondary and grammar schools. It is also close to all of Southborough's local amenities and is well served for leisure facilities and transport links.

It offers a well-designed and stylish interior that has sympathetically transformed a Victorian property into a sophisticated contemporary home. A must see!





Opaque part glazed entrance door opening into:

Inner Porch: wooden effect flooring, part opaque glazed door opening into:

Living Room: 14`5 x 11`10 front aspect double glazed window with lower tier shutter, opening in chimney breast with tiled hearth and wooden beam mantle, fitted alcove open wall shelving, fitted alcove mid height cupboard, wooden effect flooring, radiator and opening into:

Kitchen/Breakfast/Dining Room: 21 x 14`5 rear aspect double glazed door opening into the garden, rear aspect double glazed window, rear aspect Velux window, wooden effect flooring, radiators and under stair fitted cupboard. The kitchen is a perfectly planned area with plenty of wooden countertops with a breakfast bar overhang with space for 2 bar stools, a selection of eye and base level units, a wall unit housing the boiler, and a Belfast sink with mixer tap. The integrated appliances include a fridge/freezer, Bosch oven and 4 ring gas hob, stainless steel extractor, AEG dishwasher, and Hotpoint washing machine.

Cloakroom: low level WC, vanity unit with wash hand basin and mixer tap over and cupboard under, part tiled walls, radiator, and wooden effect flooring.

Stairs up to first floor split level landing with ceiling access hatch into loft and doors opening into:

Bedroom 1: 14`5 x 11`10 front aspect double glazed windows and radiators.

Bedroom 2: 11`4 x 8`6 rear aspect double glazed window, fitted cupboard with hanging rail and shelf, and radiator.

Bathroom: rear aspect opaque double glazed window, pedestal wash hand basin, low level WC, roll top shower bath with mixer tap, hand held shower attachment and rainwater shower head, glass shower screen, heated towel rail, part tiled walls and tiled flooring.

Outside: to the front of the property is a low brick wall with a decorative stone area behind. A paved pathway leads up to the front entrance door. At the rear, there is a paved terrace next to the house and an area of artificial lawn with stocked flower beds, a wooden shed and wooden perimeter fencing on all sides. The rear garden is east facing.

General:

Tenure: Freehold

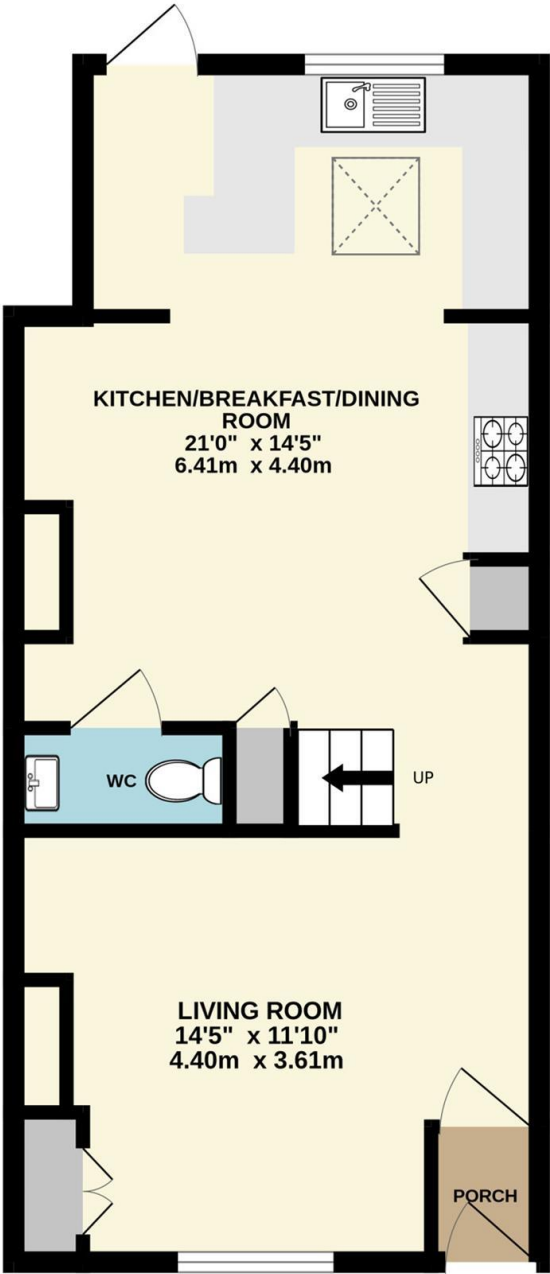
Local authority: Tunbridge Wells Borough Council

Council tax: Band C (£1,804.00)

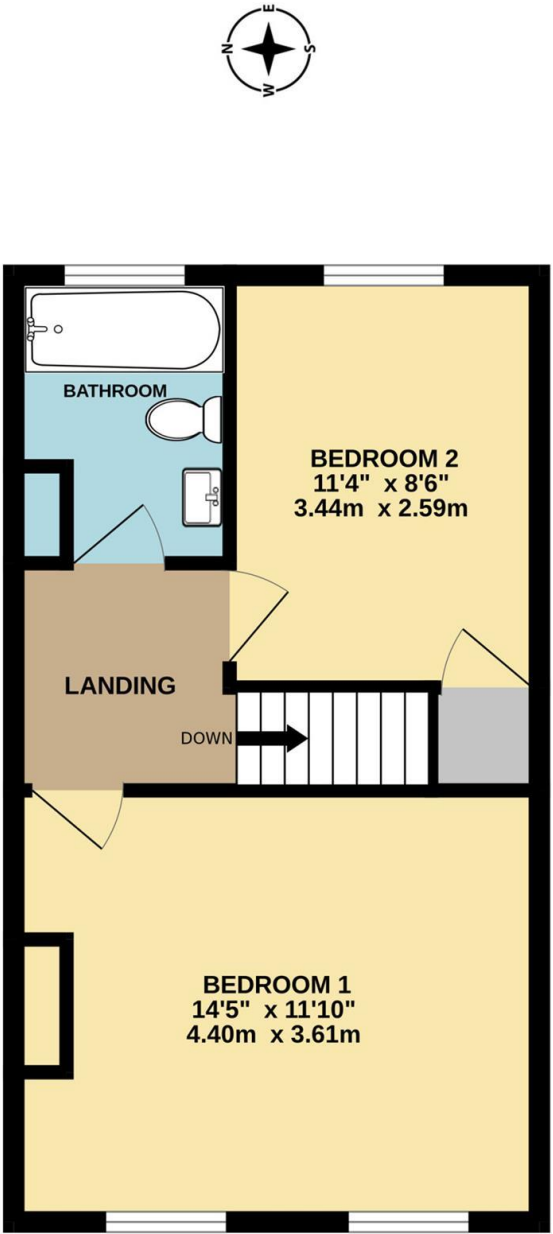
EPC: C (75)



GROUND FLOOR
461 sq.ft. (42.8 sq.m.) approx.



1ST FLOOR
374 sq.ft. (34.8 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		89
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

TOTAL FLOOR AREA : 835 sq.ft. (77.6 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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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 Edward Street. 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. Edward Street 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.



