

54 Prospect Road, Southborough, Tunbridge Wells









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

*Stylish 5-bedroom period house in sought after location*

## **Accommodation Summary**

- Semi-detached Victorian house
  - 5 bedrooms
  - Living room
- Kitchen/breakfast room
  - Dining room
  - Home office
- Bathroom and shower room
  - West facing garden
- Walking distance to popular schools
- Sought after village location



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This graceful period home oozes Victorian charm and period architectural detailing whilst delivering a family friendly contemporary style of living.

It has been recently extended and renovated by the current owners to provide a flawlessly finished home that you could move straight in and enjoy.

Its handsome red brick exterior is set back from the road by a low wall and metal railings with smart tiling and planting behind. A chequered pathway entices you up to its canopied porch.

Arranged over three floors, the entrance hallway showcases original Victorian features and benefits from a cloakroom cupboard, to keep the space clutter free.

To the left, light pours into the living room through its part shuttered bay window overlooking the residential street. It is an exceptionally welcoming space with stylish décor and a fireplace framed by an impressive marble surround.

At the end of the hallway, is the stunning dining room which leads into the kitchen/breakfast room. It is linked seamlessly by its tiled flooring and its open plan layout makes it a fantastic space for both family living and entertaining.

The stylish and streamlined kitchen is well designed with plenty of bespoke painted wooden cabinetry topped off with contrasting granite work tops. The room is flooded with dual aspect light, with bi-fold doors at the side which can lie open to extend the living space into the garden in the warmer months. Larder cupboards, pan drawers, integrated appliances and space for a large range oven makes it a cook's dream. There is also an island with seating for up to three bar stools, perfect for food preparation and informal dining.

Climbing the carpeted stairs to the first floor there are three bedrooms all with large windows and pretty period fireplaces.

The principal bedroom at the front extends the width of the house and its décor, two windows, one a deep bay, fitted alcove wardrobes and graceful proportions give a very tranquil feeling.

Across the landing is the bathroom with a roll top slipper bath with ceiling mounted rainwater shower head. A side aspect window reflects light off its contemporary tiles for a soothing bathing experience.

Up a further flight of stairs to the second floor there are two further bedrooms, a modern shower room and a home office.

Outside the garden is fully enclosed offering a sanctuary for children and pets, with plenty of room for a table and chairs on its paved terrace, which is shaded by its wooden pergola, making it perfect for summer dining. There is an area of lawn, wooden shed and an L shaped wooden bench providing extra seating and storage.

This fabulous period home is a short walk from first class schools and mainline stations. However, it enjoys the best of both worlds as it is also close to Southborough Common, an area of outstanding natural beauty, the cricket green, woodland walks, and open countryside. A must see!







**Storm porch with tiled base and part opaque glazed entrance door opening into:**

**Entrance Hall:** opaque top light, fitted cloakroom cupboard with hanging rail and shelf, tiled flooring, radiator, and doors opening into:

**Living Room:** 13'3 x 12 front aspect bay window with Café style shutters, fireplace with marble surround and tiled insert and radiator.

**Dining Room:** 12 x 11'10 rear aspect double glazed window, bespoke under stair cupboards with space and plumbing for an appliance, pull out shoe storage and additional storage, feature fireplace with painted surround, tiled insert and hearth, tiled flooring with underfloor heating and opening into:

**Kitchen/Breakfast Room:** 16'5 x 10'10 rear aspect double glazed window, side aspect bi-fold doors, granite work surfaces, painted wooden eye and base units, part glazed, with pull out larder cupboard, pan drawers, vegetable basket drawers, wine rack, housing for Worcester boiler, space for fridge/freezer, space for large range oven with inset extractor fan, integrated dishwasher, Belfast sink with mixer tap, tiled flooring with underfloor heating and island with seating for 3 bar stools, storage cupboards and space for a wine cooler.

**Stairs up to first floor landing with doors opening into:**

**Bedroom 1:** 13'10 x 13'3 front aspect double glazed bay window with Café style shutters, front aspect double glazed window with Café style shutters, period fireplace with tiled insert, fitted alcove wardrobes with hanging rails and shelves and radiator.

**Bedroom 2:** 11'10 x 10'3 rear aspect double glazed window, feature period fireplace, and radiator.

**Bathroom:** side aspect part opaque double glazed window, roll top slipper bath with wall mounted mixer taps, hand held shower attachment and ceiling mounted rainwater shower head, wash hand basin with mixer tap over, concealed cistern WC, inset wall shelves, fitted wall cupboard, heated towel rail, part tiled walls and tiled flooring.

**Bedroom 3:** 10'10 x 10'8 rear aspect double glazed window, feature period fireplace, fitted alcove cupboard and radiator.

**Stairs up to second floor landing with doors opening into:**

**Bedroom 4:** 16'5 x 9'5 rear aspect double glazed window, front aspect Velux window and radiator.

**Bedroom 5:** 10'10 x 9'11 rear aspect double glazed window and radiator.

**Home Office:** 9'7 x 5'7 front aspect Velux window, eaves storage cupboard and radiator.

**Shower Room:** side aspect opaque double glazed window, vanity unit with wash hand basin with mixer tap over and drawers under, low level WC, heated towel rail, walk in shower enclosure with wall mounted shower attachment and hand held shower attachment, inset wall shelf, part tiled walls and tiled flooring.

**Outside:** to the front is a low height wall with iron railings above and iron gate, tiled area behind with some planting and a tiled pathway to the front entrance door. A block brick pathway at the side has space for bin storage and leads to a wooden gate giving rear garden access. To the rear is a paved terrace with a wooden pergola and a wooden L shaped storage bench, an area of lawn with stocked flower borders, wooden shed and some trees. It is fully enclosed on all sides by close boarded fencing.





GROUND FLOOR  
539 sq ft. (50.1 sq.m.) approx.



1ST FLOOR  
539 sq ft. (50.1 sq.m.) approx.



2ND FLOOR  
423 sq ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 1501 sq.ft. (139.5 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>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



**General:**  
 Tenure: Freehold  
 Local authority: Tunbridge Wells Borough Council  
 Council tax: Band D (£2,374.86)  
 EPC: D (66)

**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 Ridgeway 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.





