

# 13 All Saints Rise, Tunbridge Wells









# All Saints Rise, Tunbridge Wells TN4 9PW

*Perfectly positioned 2-bedroom house with parking in sought after location*

## Accommodation Summary

- End of terrace house (built 1984)
- 2 bedrooms (one is presented as a dressing room)
  - Living room
  - Kitchen/dining room
  - Shower room
- South east facing garden
- Allocated off road parking space
- Walking distance to mainline station
  - Close to popular schools
  - Complete chain



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This fantastic house is nestled in the heart of the popular St Johns area, just a short walk from excellent schools, local amenities and superb transport links.

With its handsome brick exterior, it delivers plenty of kerb appeal and is set back from the road by a low fence with planting behind.

The front door opens into the bright living room which is flooded with light from its front aspect window. It is a welcoming space with ample room for sofas, and a flame effect electric fire adds character and warmth to the room.

Behind, the stylish kitchen/dining room has everything you need with plenty of cupboards and counter surfaces, space for a table and chairs, an integrated oven and washing machine and space for a fridge freezer. Wooden effect cabinetry contrasts beautifully with dark countertops giving a contemporary feel. With a window over the sink and a part glazed door that opens into the garden, it is wonderfully bright too.

Climbing the stairs to the first floor you reach two bedrooms, one a generous double with a fitted wardrobe and access into the loft.

The second bedroom is currently set up as a dressing room with fitted cabinetry, which could easily be removed subject to your needs.

A modern shower room completes the floor.

Outside at the rear is a courtyard garden ideal for relaxing in the southerly sun. It is paved with a stocked flower bed and is safely enclosed by fencing for pets and children. It also provides access to the rear where there is an allocated off road parking space and a wooden storage shed.

This home is perfect for a small family, young professionals or buy to let investors and is a must see!







**Living Room:** front aspect double glazed window, under stair storage cupboard housing the fuse box, fireplace with electric flame effect fire, fitted alcove shelving, radiators.

**Kitchen/Dining Room:** rear aspect double glazed window, part glazed rear aspect door opening into the garden, range of Howdens wooden effect eye and base level units, part glazed, larder cupboard, counter tops, integrated AEG oven, pull out extractor, 4 ring gas hob, integrated Hoover washing machine, stainless steel sink with mixer tap and drainer, space for fridge/freezer, tiled splashback, tile effect flooring, kickboard lighting, radiator.

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



**Bedroom 1:** front aspect double glazed windows, fitted cupboard housing the water cylinder with shelving, fitted double wardrobe with hanging rail and shelf, ceiling loft access hatch with drop down ladder into boarded loft, radiator.

**Dressing Room/Bedroom 2:** rear aspect double glazed window, fitted cupboard with hanging rail and shelf, fitted cupboard with shelving, fitted wardrobe with hanging rail and shelf, radiator.

#### **General:**

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

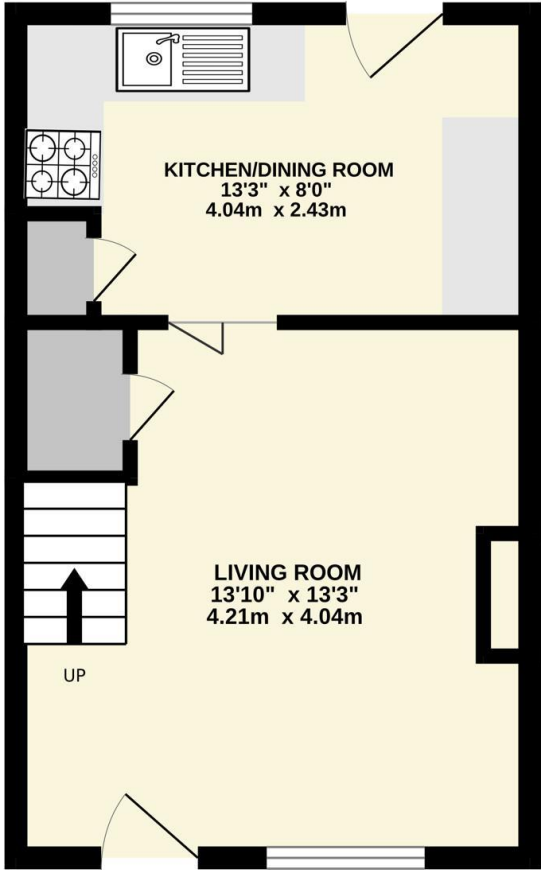
Council tax: Band C (£2,086.00)

EPC: C (72)

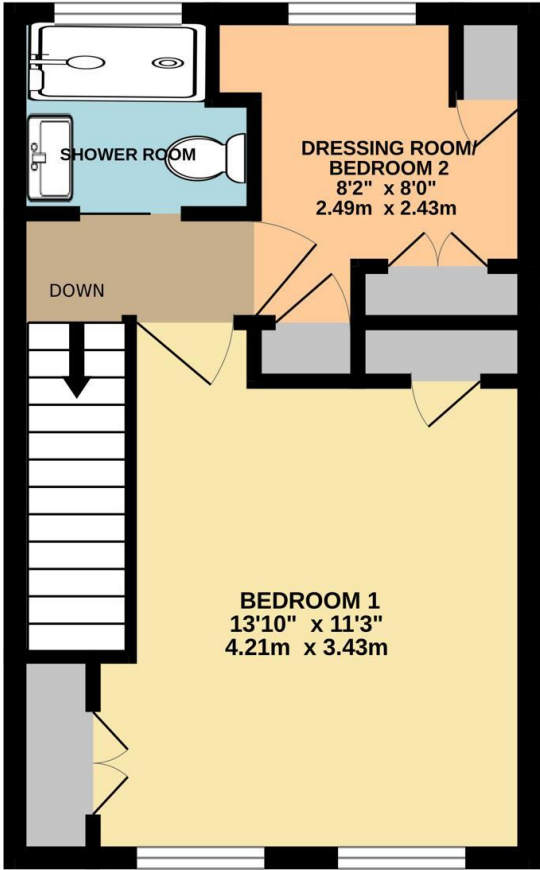




GROUND FLOOR  
289 sq.ft. (26.8 sq.m.) approx.



1ST FLOOR  
289 sq.ft. (26.8 sq.m.) approx.



APPROX TOTAL AREA 53.7 SQ.M / 578 SQ.FT

TOTAL FLOOR AREA : 578 sq.ft. (53.7 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>		
(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>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		





#### **AREA INFORMATION:** Tunbridge Wells, Kent

Tunbridge Wells, steeped in royal history and architectural heritage, also provides a wealth of modern-day shopping, entertaining and recreational facilities.

As it is a mere 30 miles south of London and sits amidst glorious Kent countryside it is a highly sought-after area for property owners.

The historic Pantiles offers a vibrant al fresco café culture with independent boutiques stretching up to the old High Street. Your every shopping need is satisfied, however, as the more modern-day Royal Victoria Place Shopping Centre offers comprehensive shopping facilities from department stores and national chains.

Excellent local primary schools such as St John`s Primary School, St Augustine`s RC Primary School, Holmewood House, Rose Hill and The Wells Free School sit alongside the highly regarded and sought-after girls` and boys` grammar schools. With a number of additional exceptional state secondary schools in its borough and the renowned Tonbridge and Sevenoaks Schools on its doorstep, parents are definitely spoilt for choice.

Recreational amenities such as Dunorlan and Grosvenor Parks, Calverley Grounds, the Assembly Hall Theatre, Nevill Golf Club and St Johns Sports Centre offer an abundance of leisure facilities.

With its two stations, Tunbridge Wells and High Brooms, Tunbridge Wells is a commuters dream as even in off-peak there are up to four trains an hour to London Charing Cross in 50-minute journey times or less.

Finally, the M25 with its links to Gatwick and Heathrow Airports is accessible via the A21 which lies just north of Tunbridge Wells.





