

27 Exchange Mews, Culverden Park Road, Tunbridge Wells





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Stylish 4-bedroom town house with garage and parking in sought after development

Accommodation Summary

- Semi-detached mews town house
 - 4 bedrooms, 1 en-suite
 - Living room
- Kitchen/breakfast/dining room with utility cupboard
- Bathroom, en-suite shower room, ground floor cloakroom
 - Garden and sit on balcony
- Garage and off-street parking space
 - Sought after St John`s location
- Approximately 1 mile from mainline station
 - Close to popular schools



Tel: 01892 514 189

49 - 51 London Road, Southborough, Tunbridge Wells, Kent TN4 0PB

natalie@flyingfishproperties.co.uk

www.flyingfishproperties.co.uk



Set on a private cul-de-sac, this fantastic home is also a stone's throw from excellent schools, superb transport links and the town centre's shops and restaurants.

With a smart mews style town house exterior this impressive family home has been renovated and modernised by the current owners to create a flawlessly finished home with a layout and flow that is ideal for family life.

There is gated rear garden access to the side and a designated off street parking space in front of its detached garage.

Stepping inside, the hallway's stylish Amtico tiled flooring warmed by underfloor heating welcomes you in. There is a useful guest cloakroom to the side and a fitted cupboard with hanging space to keep the space clutter free.

At the rear is the fabulous kitchen/breakfast/dining room which is the heart of the home. It is flooded with light from a glazed roof lantern and bi-folding doors that can lie open to extend the living space into the garden in the warmer months.

With plenty of well-defined space for seating and a dining table and chairs the generous space is perfect for entertaining and everyday family living.

The open plan kitchen area is beautifully finished and fully equipped as you would expect from a house of this quality. Light bounces off the gleaming Quartz countertops which contrast beautifully with the mixed tone cabinetry that houses the integrated appliances. The impressively large island has a breakfast bar overhang for your morning coffee and informal dining area for the children, further fitted cabinetry, and housing for the Neff induction hob with downdraft extractor.

There is a useful utility cupboard which houses the Worcester boiler and has stacking space for appliances and room for additional storage.

At the front, through stylish pocket double doors, is the living room with a shuttered front window overlooking the quiet cul-de-sac. It has ample room for family sofas and space for a media unit.

Climbing the stairs to the first floor and to the front, is the spacious principal bedroom, or a second reception room, depending on your family needs. Two sets of shuttered French doors to the front open onto a sit on balcony.

Behind is bedroom three, another generous double which is currently set up as a home office.

The family bathroom with a shower over the bath and a window bringing in lots of natural light completes the floor.

Up a further flight of stairs to the second floor there are two double bedrooms, both with fitted wardrobes.

The larger bedroom to the front benefits from an en-suite shower room.

Outside the garden has a neat lawned area bordered on all sides by close boarded fencing fronted by low stocked flower beds. It is fully enclosed offering a sanctuary for children and pets whilst a terracotta paved terrace at the back of the house is perfect for summer dining. There is a gate for street access too.

This fantastic home delivers a family friendly contemporary style of living in a central location. A must see!



Living Room: front aspect double glazed window with lower tier shutters, ceramic wooden effect tiled flooring with underfloor heating.

Kitchen/Breakfast/Dining Room: rear aspect bi-folding doors with integrated Venetian blinds, glazed roof lantern with LED lighting, integrated Neff grill, oven, combination microwave/steamer, integrated AEG dishwasher, space for American style fridge/freezer, sink with sensor mixer tap, glass splashback, Shaker style eye and base level cupboards, larder cupboards, island with electrical point, breakfast bar overhang for 3 bar stools, integrated Neff induction hob with downdraft extractor, pan drawers, pull out spice cupboards, Quartz countertops, ceramic wooden effect tiled flooring with underfloor heating, ceiling mounted Sonos speakers and wall connections.

Utility Cupboard: space and plumbing for stacking appliances, wall hung Worcester boiler, storage space, ceramic wooden effect tiled flooring with underfloor heating.

First Floor:

Principal Bedroom: front aspect French doors with shutters opening onto the sit on balcony, radiators.

Bedroom 3/Home Office: rear aspect double glazed window, traditional radiator.

Bathroom: rear aspect opaque double glazed window, panel enclosed bath with glass shower screen, rainwater shower head, hand held shower attachment, mixer tap, wall hung wash hand basin with mixer tap over and drawers under, low level WC, heated towel rail, tile effect flooring.

Second Floor:

Bedroom 2: front aspect double glazed windows with shutters, fitted wardrobe with hanging rail and shelf, radiator.

En-suite: wall hung wash hand basin with mixer tap, shower enclosure with wall mounted shower attachment, rainwater shower head, handheld shower attachment, low level WC, heated towel rail, part tiled walls, tile effect flooring.

Bedroom 4: rear aspect double glazed windows, fitted wardrobe with hanging rail and shelf, radiator.

Detached Garage: up and over front aspect door.

General:

Tenure: Freehold
 Local authority: Tunbridge Wells Borough Council
 Service charge for private estate: £400.00 P/A
 Council tax: Band F (£3,520.90)
 EPC: C (78)





APPROX TOTAL AREA EXCLUDING GARAGE 155 SQ.M / 1,666 SQ.FT

TOTAL FLOOR AREA : 1810 sq.ft. (168.2 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)	A		
(81-91)	B		
(69-80)	C	78	85
(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	



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 James C of E, Claremont, The Mead School and Rose Hill School sit alongside the highly regarded and sought-after girls` and boys` secondary 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 Tunbridge Wells Common, Grosvenor & Hilbert and Dunorlan Parks, Calverley Grounds, the Trinity and Assembly Hall Theatres, 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.



