

# 23 Elm Road, Southborough, Tunbridge Wells





# 23 Elm Road, Southborough, Tunbridge Wells TN4 0HD

*Detached 4-bedroom house with garage and development opportunity*

## Accommodation Summary

- Detached house (built 1940s)
  - 4 bedrooms
  - Living room
  - Dining room
  - Kitchen
- First floor bathroom, en-suite Jack & Jill shower room, ground floor cloakroom
  - Garden
- Detached garage and driveway
- Walking distance to popular schools
  - Chain free



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This detached house sits on a popular residential road, with local shops and transport links on its doorstep.

It is set back from the road by a low brick wall with a gated block brick driveway to the side that fronts the detached garage at the rear.

The covered entrance door opens into a wide hallway, with an under stair cupboard to keep the space clutter free.

First on the left is the living room with its bay window overlooking the quiet street. There is plenty of room for furniture and a fireplace with a part mirrored over mantel and a gas effect fire that adds character.

Behind, and conveniently placed next to the kitchen, is the dining room. It is a good sized room with another gas effect fire and a window delivering garden views.

Next door the kitchen has access into the garden, eye and base level units and space and plumbing for appliances.



Climbing the stairs to the first floor there are four bedrooms, two of which are generous doubles with Jack and Jill access into a shower room.

The bathroom has a side window for natural light and a panel enclosed bath with a handheld shower attachment.

Outside the garden is fully enclosed making it safe for children and pets. It is a blank canvas with an area of lawn and brick enclosed bark filled flower beds.

The detached garage to the side offers great storage space.

This home gives you a fantastic opportunity to modernise it to suit your own taste and needs making it a dream project to create your own vision and add value in the future. A must see!



**Living Room:** front aspect double glazed bay window, fireplace with wooden over mantel and mirror, tiled surround and hearth, gas fire insert, radiator.

**Dining Room:** rear aspect double glazed window, fireplace with painted wooden mantelpiece, tiled surround and hearth, gas fire insert, wall serving hatch, radiator.

**Kitchen:** side and rear aspect double glazed windows, rear aspect part glazed door, wall mounted boiler, eye and base level units, wooden effect countertops, 1 ¼ sink with drainer and mixer tap, space and plumbing for appliances, radiator.

**Bedroom 1:** rear aspect double glazed window, wooden effect flooring, radiator.

**En-suite Shower Room (Jack & Jill):** shower cubicle with wall mounted shower attachment.

**Bedroom 2:** front aspect double glazed window, radiator.

**En-suite Shower Room (Jack & Jill):** shower cubicle with wall mounted shower attachment.

**Bedroom 3:** rear aspect double glazed window, fitted cupboard with shelves, radiator, and cupboard above, radiator.

**Bedroom 4:** front aspect double glazed window, radiator.

**Bathroom:** side aspect opaque double glazed window, tiled panel enclosed bath with mixer tap and hand haled shower attachment, pedestal wash hand basin, low level WC, part tiled walls, radiator.

**Detached Garage:** front aspect doors, side aspect window.

**General:**

Tenure: Freehold

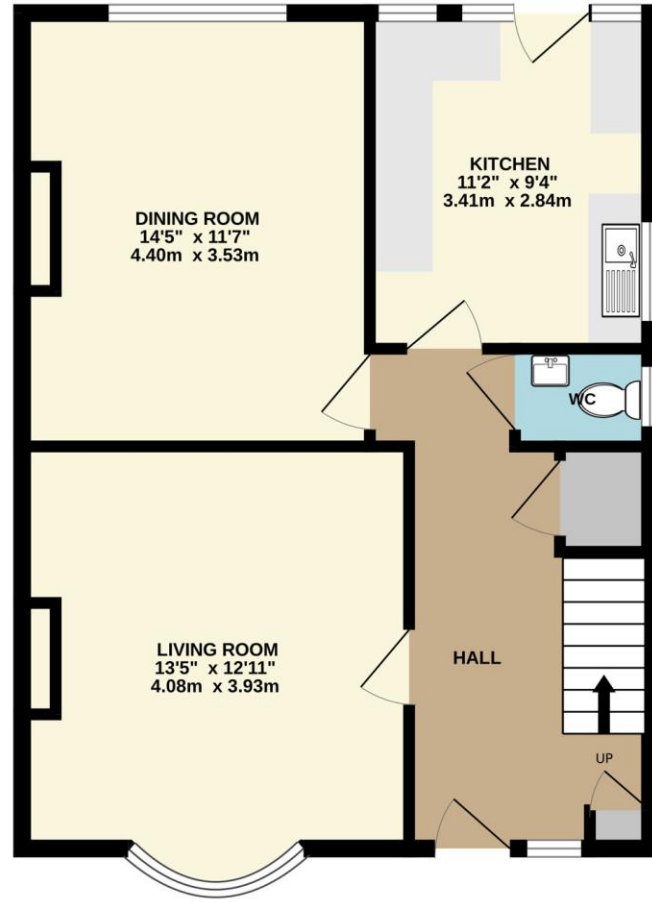
Local authority: Tunbridge Wells Borough Council

Council tax: Band E (£3,021.39)

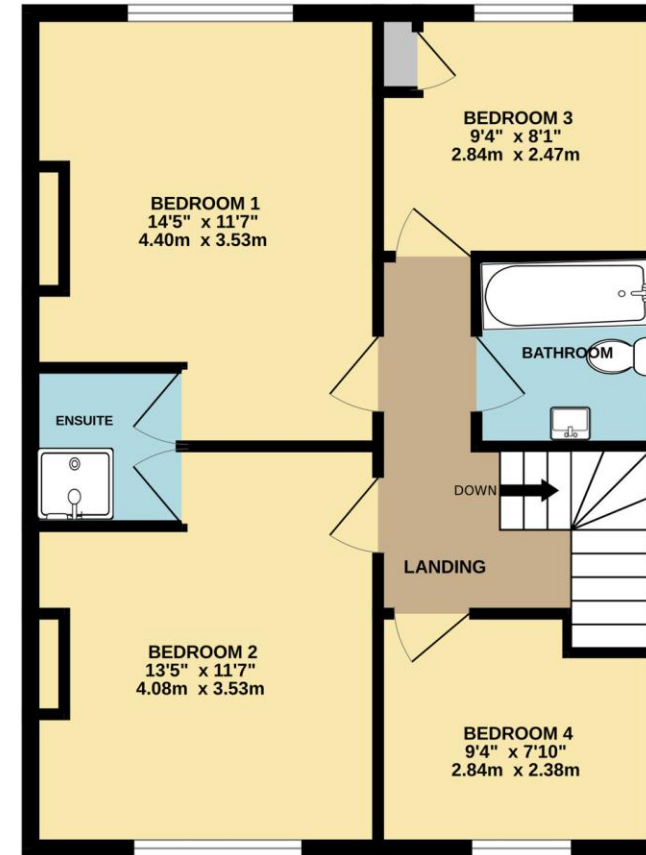
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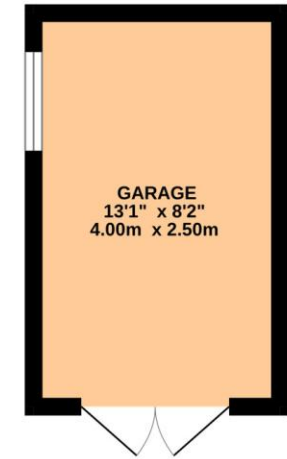
GROUND FLOOR  
587 sq.ft. (54.5 sq.m.) approx.



1ST FLOOR  
582 sq.ft. (54.0 sq.m.) approx.



ENTRANCE FLOOR  
108 sq.ft. (10.0 sq.m.) approx.



APPROX TOTAL AREA EXCLUDING GARAGE 108.5 SQ.M / 1,168 SQ.FT

TOTAL FLOOR AREA : 1276 sq.ft. (118.5 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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	52	69
(21-38)	F		
(1-20)	G		
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 Civic Centre 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 the property. 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. Peter's 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. The property is also within the catchment areas for the 6 highly regarded and sought-after Tunbridge Wells and Tonbridge Grammar Schools. Southborough enjoys many local independent shops with an award-winning hairdresser, The Gallery, and restaurant Tallow, which was named The Good Food Guide's Best UK Local Restaurant 2023 both are a short walk away. With additional convenience stores, a baker, a butcher, and pubs such as The Hand & Sceptre and The Imperial nearby, all your local needs are met. 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 and collects near to 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.



