



18 Bishops Court, Bishops Down Road, Tunbridge Wells, Kent TN4 8XL

Price Range: £550,000 - £575,000

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Bracketts are delighted to offer for sale a purpose-built penthouse apartment set just back from the Common on the northwestern fringe of the town. The property, which is offered free of any forward chain, coming to the market for the first time since new, affords the most wonderful views from two spacious balconies, one south and one west facing, which sets the property apart from the norm. Access from the top floor landing is via a private front door to the entrance hall with storage cupboards. The living room has a focal point fireplace and twin aspects with two sets of patio doors accessing the two balconies. The kitchen has a U-shaped suite, work surfaces, inset sink, four-ring hob, base units, washing machine and dishwasher, oven, microwave in housing, integrated fridge freezer, window to rear, and cupboard housing gas boiler. The main bedroom has a patio door to the front balcony, two double wardrobe cupboards, and an en suite bathroom with a coloured suite and window to the side. Bedroom two has a window to the side of the building and two double wardrobe cupboards. The family bathroom has a replacement white suite and chrome fittings comprising a large shower with Aqualiser mixer, wash basin, WC, extractor, tiled walls, and tiled floor. As previously referenced, there are two extremely spacious balconies, the second of which affords access to a step-in store cupboard. We are advised that the property is conveyed with a secure allocated undercroft parking space.

- Fantastic penthouse apartment
- 2 huge private balconies
- Fine reaching views across town and west towards Ashdown Forest
- Fitted kitchen / breakfast room
- Main bedroom with en suite
- Second double bedroom
- Shower room & WC
- Secure undercroft parking space
- Close to Common and town





LOCATION:

Tunbridge Wells attracts many Londoners, ex pats, and up / down sizers for multiple reasons, not least because the proximity to London for commuters, but especially due to the vast array of good schools for all ages. The Grammar schools are a particular pull to the area, with two boys' grammars and one girls' grammar. Many of the primary schools are Ofsted outstanding and there is also a good range of independent schooling available.

Tunbridge Wells has a plethora of open spaces provided by a multitude of parks, including the best known, Dunorlan Park, with its popular boating lake and elegant vistas. Tunbridge Wells Common provides another excellent town centre vista with some landmark views of the area and its own distinctive benches. To the south of the town centre lies the famous Pantiles with elegant colonnades and often hosting fairs and festivals.

For the sporting enthusiasts, there is a host of amenities including the sports centre with its large pool and indoor courts, whilst outdoor courts are available in several of the parks. There are golf, tennis and cricket clubs in the area.

The town offers two stations on Network South East, with fast trains from both Tunbridge Wells and High Brooms. Access to the A21 lies just to the east of town providing useful motorway connections.

Additional Information:

Council Tax Band: F

Tenure / Outgoings:

The property is Leasehold with a Share of the Freehold

Lease Term: 999 years from 01 January 1993

Maintenance: £700 per quarter



Important Notice: Bracketts, their clients and any joint agents give notice that they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. All areas, measurements or distances are approximate and no responsibility is taken for any error, omission or mis-statement. It should not be assumed that the property has necessary planning, building regulation or other consents and Bracketts have not tested any services, appliances, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prices, rents or any other charges are exclusive of VAT unless stated to the contrary.

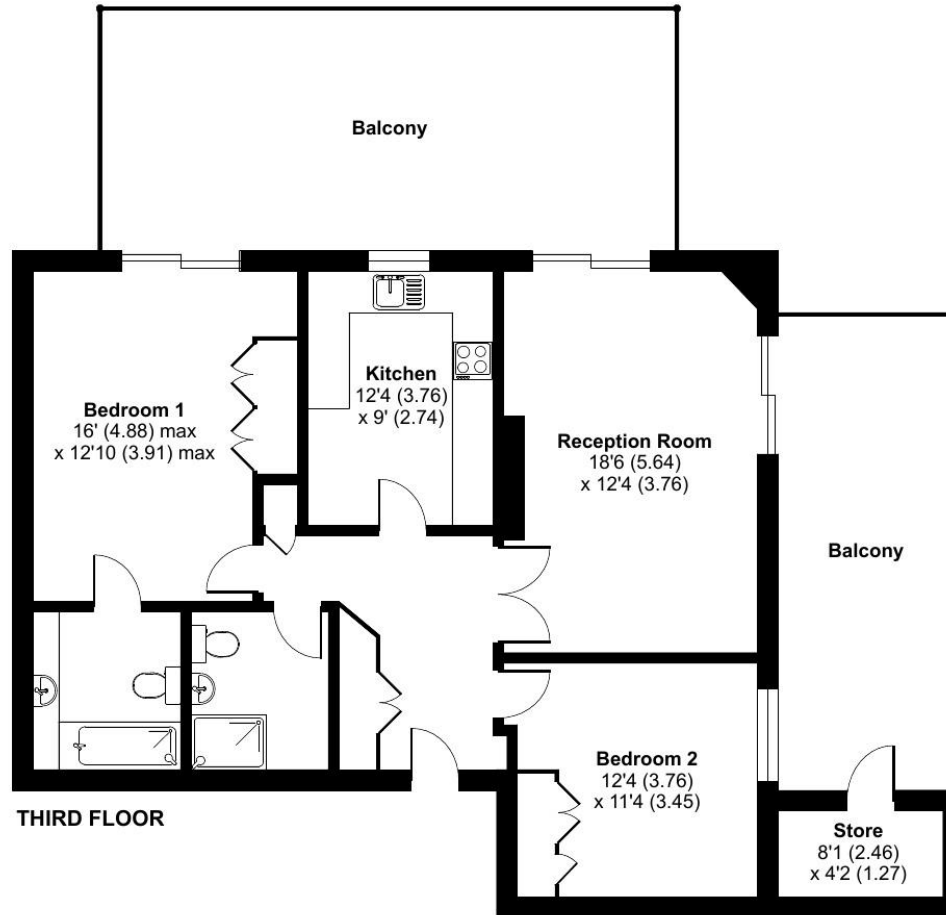
Bishops Down Road, Tunbridge Wells, TN4

Approximate Area = 921 sq ft / 85.5 sq m

Outbuilding = 33 sq ft / 3.1 sq m

Total = 954 sq ft / 88.6 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	76
EU Directive 2002/91/EC		
England & Wales		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Bracketts LLP. REF: 1293745

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