



6 Carlton Road, Tunbridge Wells, Kent, TN1 2JS

Guide Price £750,000 Freehold

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Bracketts are pleased to be offering for sale this linked detached house of modest Georgian influence that enjoys a convenient position set slight to the east of the town centre being half a mile or so from Dunorlan Park, the Royal Victoria Shopping Centre/pedestrianised precinct and approximately one mile from the central railway station. Significantly, the property falls within catchment of St James' primary school. A detached house linked to its neighbour by just its garage. The property has double glazing and gas central heating, but with elderly kitchen and sanitary fittings. It has been priced for modernisation to accommodation as arranged as follows: to the ground floor, entrance hall, cloakroom/WC, study, living room with doors to the rear garden, dining room, kitchen/breakfast room with an extensive range of floor and wall units, a window to the rear and a trades door to side. Upstairs the principle bedroom has an en suite shower and WC, there are three further bedrooms and a family bathroom/WC, an attached single garage has a personal door into the rear garden which enjoys an easterly aspect and is approximately 39 ft wide and 35 ft deep, with a full width patio, trellising, lawn, beds and borders.

- Favoured St James' Area
- No Forward Chain
- 3 Reception Rooms
- Kitchen / Breakfast Room
- Cloakroom / WC
- Main Bedroom with En Suite
- 3 Further Bedrooms
- Family Bathroom
- Attached Garage
- Gas Central Heating





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: E



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.



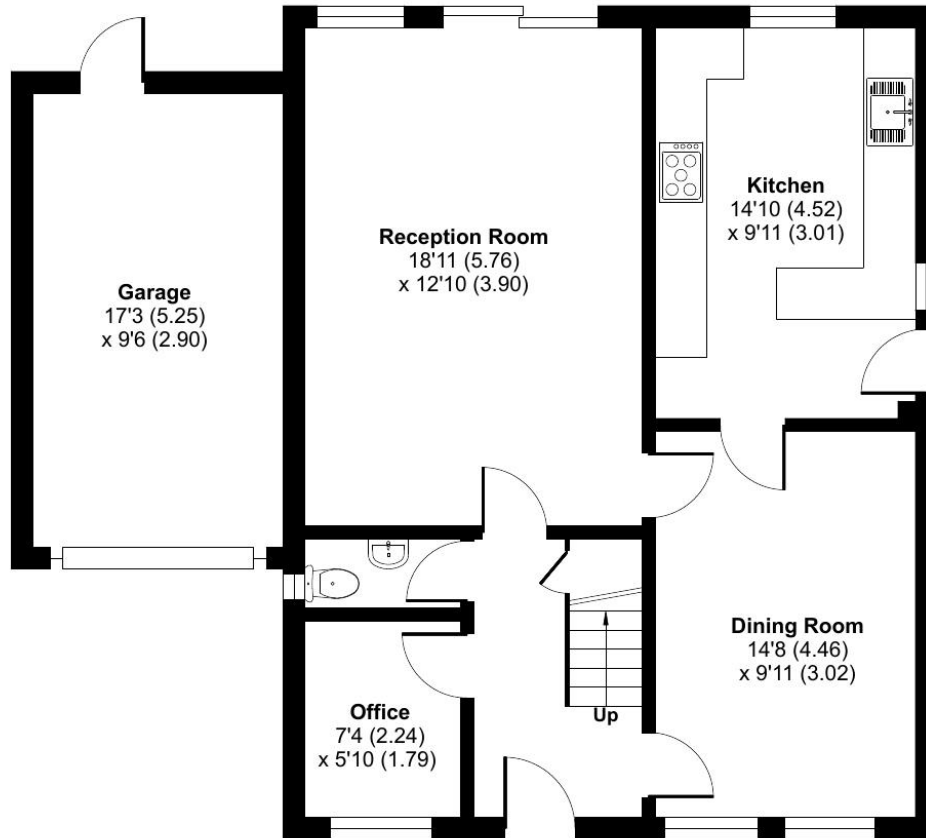
Carlton Road, Tunbridge Wells, TN1

Approximate Area = 1388 sq ft / 129 sq m

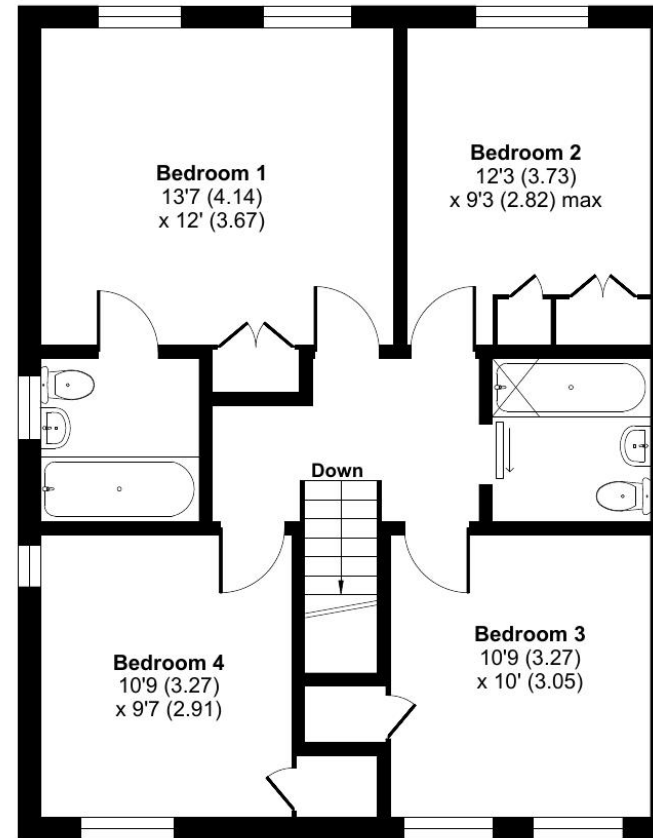
Garage = 164 sq ft / 15.2 sq m

Total = 1552 sq ft / 144.1 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

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		
England & Wales	EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2025. Produced for Bracketts LLP. REF: 1264241

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