



St. James Park, Tunbridge Wells – TN1 2LH

Guide Price £650,000

est. 1828
bracketts



A beautifully positioned Victorian semi-detached house, situated in the highly sought-after St James's quarter of Tunbridge Wells, offering well-presented family accommodation together with exciting potential for future loft conversion, subject to the necessary planning consents. The property is approached via an entrance hall leading into a welcoming sitting room, featuring an attractive bay window, feature fireplace and plantation shutters. To the rear is a separate dining room, leading through to an impressive extended open-plan kitchen/breakfast room. The modern fitted kitchen provides an excellent practical and social space, with doors opening directly onto the rear garden and patio seating area, creating an ideal setting for entertaining and family life.

To the first floor are three well-proportioned bedrooms and a family bathroom. The loft space offers excellent potential for further development and, subject to the necessary planning permissions and consents, is thought capable of providing two additional bedrooms and a shower room.

The property is particularly well suited to families, with the St James's area being renowned for its excellent access to a selection of highly regarded schools, especially at infant and junior level. A wider range of grammar schools is also readily accessible.





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Approximate Area = 1069 sq ft / 99.3 sq m

For identification only - Not to scale

