



An opportunity to renovate and rejuvenate this imposing period townhouse

19 Claremont Road, Tunbridge Wells, Kent TN1 1SY

Freehold

savills

Detached period townhouse • five bedrooms • one bathroom • three receptions • kitchen • utility room • two w.c.'s • front and rear gardens • off-street parking

About 19 Claremont Road

Coming to the market for the first time in 60 years, 19 Claremont Road is a rare and special opportunity, a elegant, detached Victorian townhouse which is now ready for comprehensive refurbishment. This is a wonderful chance for the new owners to create their own bespoke family home in this convenient Tunbridge Wells location.

The house enjoys tall ceiling heights, light, spacious, well-proportioned rooms, attractive bay windows, large sash windows, and further characteristic attributes such as deep skirting boards, decorative coving, ceiling roses and fireplaces.

Currently the property is configured to provide five bedrooms with a family bathroom on the first floor. There is an elegant drawing room which overlooks the garden to the rear and a further reception room with aspect over the front garden on the ground floor. The lower ground floor is presently home to a dining room, large utility room and kitchen and offers access to the rear garden.

The house enjoys an established, good-sized town garden; again this area will greatly benefit from some landscaping and clearing and will be a lovely space for outdoor entertaining and child's play. A path to the side of the house connects the front and the rear garden.

Local Information

Claremont Road lies within the sought-after and attractive 'Village area' of Tunbridge Wells in close proximity to The Grove Park and Calverley grounds with their children's outdoor play areas. The

nearby High Street is linked by the delightful Chapel Place walkway to the historic Pantiles, known for its charming Georgian colonnade and summer Jazz festivals. The property is notably ideally placed for the highly-regarded Claremont Primary School.

Royal Tunbridge Wells is an historic spa town located about thirty miles south of London, surrounded by countryside and offering a popular base for commuters. The town offers excellent cultural, leisure and shopping attractions including cafes, restaurants and two theatres. There are cricket and tennis facilities at the Nevill grounds, off nearby Warwick Park and the renowned Nevill Golf Club is within convenient reach.

Combined with the extensive choice of highly-regarded schools in the area, Tunbridge Wells is an excellent choice for families.

Claremont Primary (rated 'Outstanding' by Ofsted), the boys' and girls' Grammars at senior level, preparatory schools in Langton Green (Holmewood House), Tunbridge Wells (Rose Hill and The Mead) and independent senior schools in Tunbridge Wells, Tonbridge, Sevenoaks and Eastbourne.

Tunbridge Wells station is under half a mile on foot from the property with regular commuter services to London Charing Cross (via London Bridge & Waterloo East) and Cannon Street.

Viewing

Strictly by appointment with Savills on 01892 507000





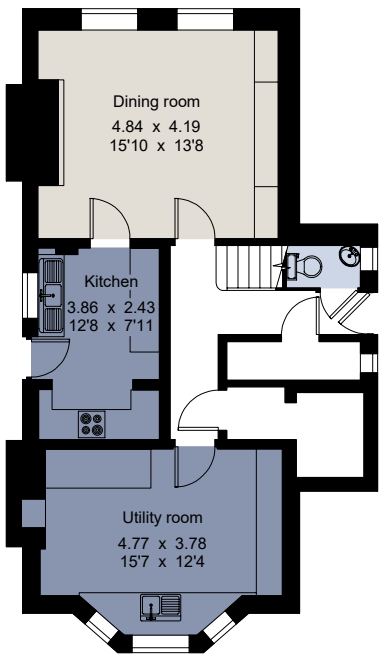
19 Claremont Road, Tunbridge Wells
Gross internal area (approx) 256.1 sq m/2756 sq ft



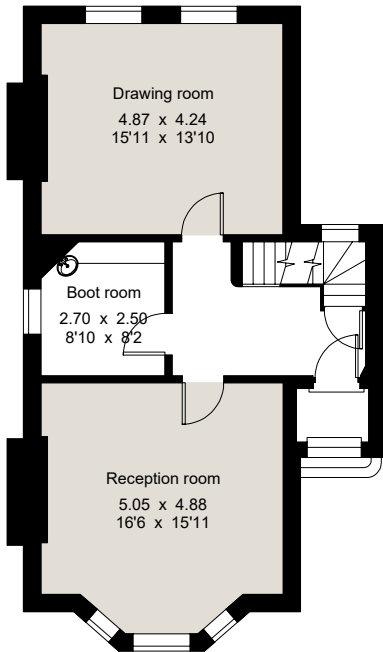
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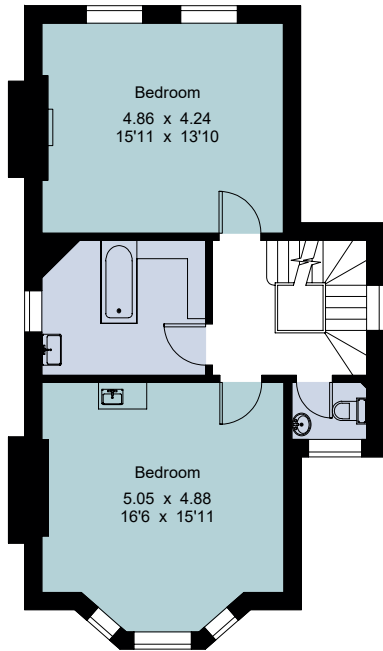
Natasha Selbie
Savills Tunbridge Wells
01892 507000
tunbridgewells@savills.com



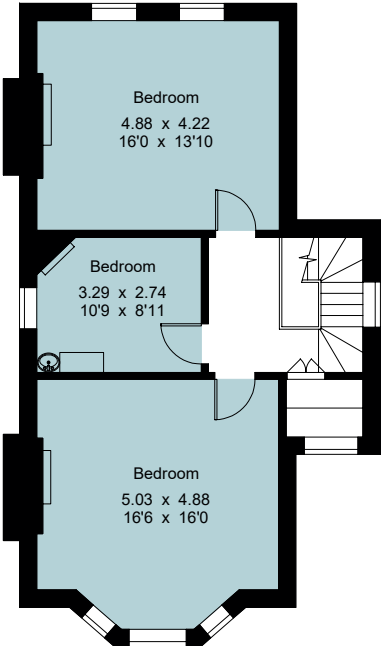
Lower ground floor



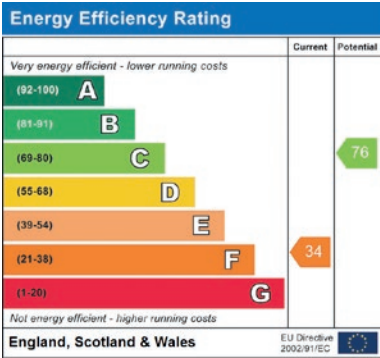
Ground floor



First floor



Second floor



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