

KINGS ESTATES

PROFESSIONALS IN PROPERTY



79 Clifton Road

Tunbridge Wells

Kings Estates are pleased to present this charming three-bedroom terraced home, offering spacious accommodation across three floors, a west-facing garden and a convenient location near High Brooms station.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Beautifully presented three-bedroom terraced home (1145sqft)
- Two attractive reception rooms with plantation shutters
- Characterful sitting room with open fireplace
- Stylish Shaker-style kitchen with wooden work surfaces
- Impressive top-floor principal bedroom with en-suite
- Two further well-proportioned bedrooms with fitted wardrobes
- Generous family bathroom with separate bath and shower
- West-facing tiered rear garden with raised decking and summerhouse
- Conveniently located for High Brooms station and Grosvenor and Hilbert Park









Kings Estates are pleased to present this beautifully presented three-bedroom terraced home (1145sqft), ideally positioned within easy reach of High Brooms mainline railway station and the picturesque Grosvenor and Hilbert Park. Offering a wonderful blend of character features and contemporary finishes, this charming home provides spacious and versatile accommodation arranged over three floors, perfectly suited to modern family living.

The welcoming entrance hall leads into an attractive dining room, where a bay window with plantation shutters creates a bright and inviting space for entertaining. Partially open to the adjoining sitting room, the two reception rooms offer a lovely sense of flow whilst retaining their individual character. The sitting room features an open fireplace, plantation shutters and a useful understairs storage cupboard. To the rear, the stylish Shaker-style kitchen combines wooden work surfaces with a range of integrated and freestanding appliances, including an oven with gas hob and extractor, dishwasher, fridge/freezer and washing machine. Patio doors open directly onto the rear garden, providing a seamless connection between indoor and outdoor living.

The first floor offers two well-proportioned bedrooms, both benefiting from fitted wardrobes, alongside a generously sized family bathroom featuring a separate bath and spacious walk-in shower with drench head. Occupying the entire top floor, the impressive principal bedroom enjoys a wonderful dual aspect, with a Velux window to the front and delightful views over the rear garden, complemented by its own en-suite shower room.

Outside, the property benefits from a generous north-west facing rear garden, thoughtfully arranged over several levels to create distinct areas for relaxation and entertaining. Steps lead through the garden to a raised decked terrace at the far end, complete with a charming summerhouse. This elevated seating area provides a wonderful spot to enjoy the afternoon sunshine, making the garden a particularly appealing extension of the living accommodation.

HIGH BROOMS

High Brooms is a lovely community with plenty of local amenities situated between the vibrant spa town of Tunbridge Wells, Southborough and the convenient market town of Tonbridge.

Tunbridge Wells is the only spa town in the Southeast of England, with elegant architecture and a variety of cultural, entertainment and shopping attractions, including the historic Pantiles, historic Pantiles, known for its charming Georgian colonnade, summer Jazz festivals, regular food and craft markets and Chalybeate Spring; there are two theatres locally, an abundance of cafés and restaurants and a mixture of national multiple retailers and independent shops.

Amenities: High Brooms is located nearby to a number of local shops and also close to North Farm Industrial Park which has an Odeon Cinema, Nuffield Health & Fitness, Asda and M&S supermarkets. Nearby in the St Johns area there a number of "mini-supermarkets available, such as Sainsbury's Local, M&S Food and Waitrose, cafés, bars and restaurants, hairdressers and a good variety of local independent shops.The impressive, award-winning Bluewater Shopping Centre is only 26 miles away and if you want to escape to the coast, then the lovely seaside towns can be reached comfortably in under an hour by car.

Recreational Amenities: Recreational amenities such as Dunorlan and Grosvenor & Hilbert Parks, Calverley Grounds, the Assembly Hall Theatre, Nevill Golf Club and St Johns Sports Centre offer an abundance of leisure facilities.

State and Private Schools: There are many highly-regarded schools in the vicinity, including St Matthews Primary School, Skinners, TWGGS, TWGSB, Bennett Memorial Diocesan and St Gregory's secondaries all within a mile of the property.

Mainline rail: High Brooms (about c.200m) with fast and frequent services to London Charing Cross (via London Bridge and Waterloo East) and Cannon Street with journey times from 50 minutes.The Centaur Commuter Coach service also stops along the St John's Road.

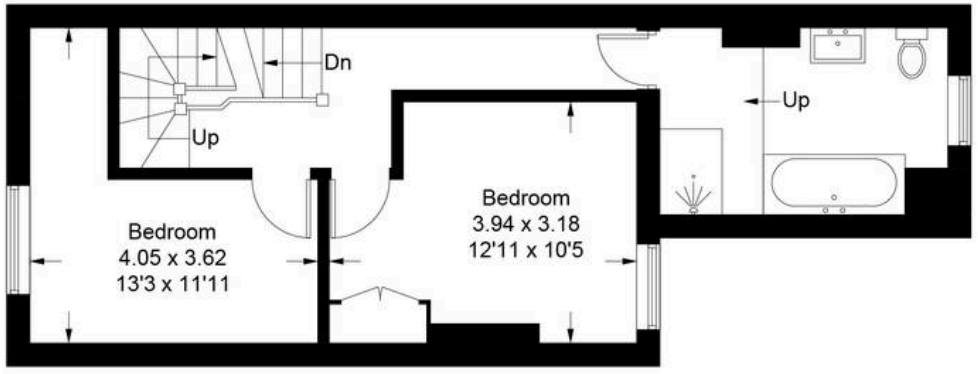
Communications: The A26 joins the A21 just North of the town, linking through to the M25 (junction 5) London orbital motorway, and thereby to the national motorway network, and to the South coast. Gatwick Airport is about 23 miles to the West, accessible via the motorway or via the A264.



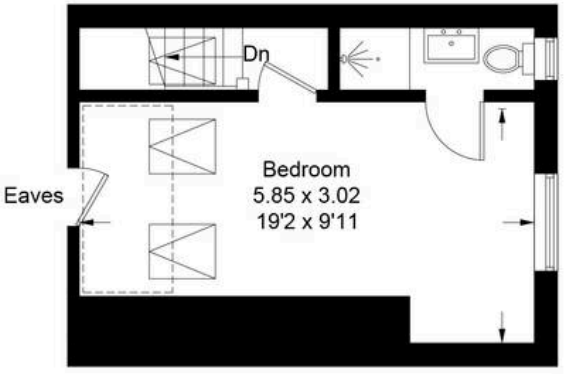
Approximate Gross Internal Area = 106.4 sq m / 1145 sq ft
Summer House / Store = 14.9 sq m / 160 sq ft
Total = 121.3 sq m / 1306 sq ft

= Reduced headroom below 1.5m / 5'0

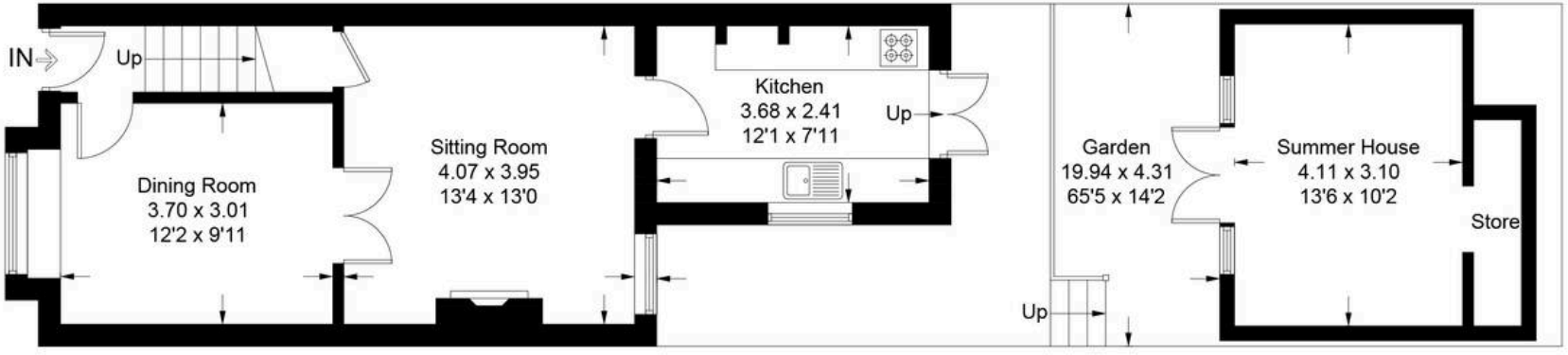
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First Floor



Second Floor



Ground Floor

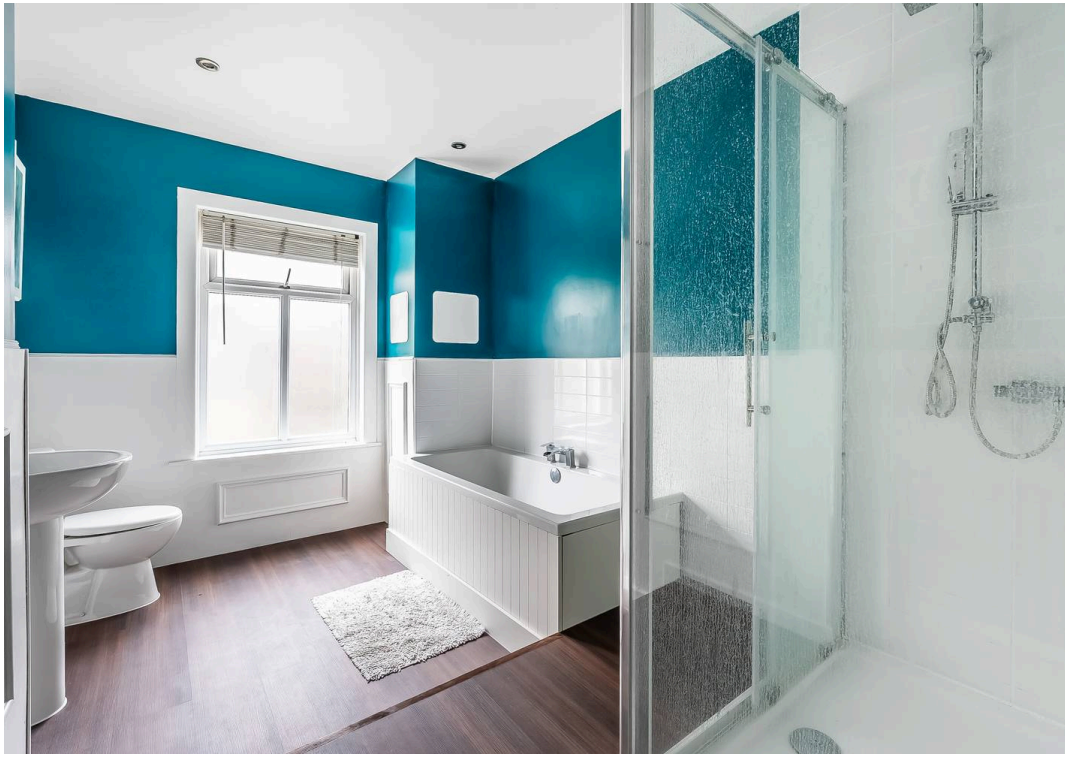
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1348129)

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THE AMAZING



Kings Estates

5 Mount Pleasant Road, Tunbridge Wells - TN1 1NT

01892 533367 • hello@kings-estates.co.uk • www.kings-estates.co.uk/

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