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# Apsley Street, Rusthall, Tunbridge Wells

Offers In Region Of £350,000

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The exterior of this property boasts a well-maintained walled front courtyard and gated entrance, providing both privacy and kerb appeal.

Upon entering, you are welcomed into a well-proportioned sitting room, where a feature fireplace adds warmth and charm. This inviting space is ideal for relaxing or entertaining. Moving through, the wood-effect flooring flows seamlessly into the dining room, a comfortable area perfect for family meals or social gatherings, with a large window allowing in natural light.

The kitchen is a bright and functional space, offering plenty of worktop and cupboard storage. Designed for convenience, this room also provides direct access to the rear garden, enhancing the indoor-outdoor connection.

Beyond the kitchen, the downstairs bathroom is well-appointed with a corner basin, a shower-over-bath, and contemporary wall tiling for a sleek finish.

Upstairs, the property features two well-proportioned double bedrooms. The main bedroom is slightly larger, benefiting from built-in storage options, while the second bedroom also includes built-in storage, making efficient use of the space.

(The main bedroom and living room have been soundproofed, adding an extra layer of comfort and privacy. This has slightly reduced the width of both rooms, but enhances the overall tranquillity of the home.)

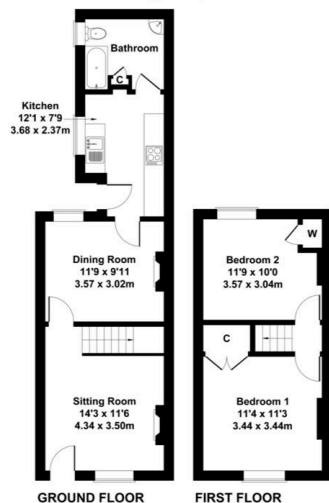
Externally, the rear garden is a delightful and low-maintenance retreat. Steps wrap around the property, leading down to a small artificial lawn—offering the perfect spot for outdoor dining or relaxation.

With its classic Victorian charm and well-maintained spaces, this home presents an excellent opportunity for first-time buyers, downsizers, or investors alike.

This beautiful property is situated just a stones through away from Toad Rock in Rusthall Village which is surrounded by beautiful countryside walks whilst having every amenity on hand. There is a primary school, two highly rated pre-schools, two churches, a beauty salon, bakers, butchers, convenience stores, chemist, and ironmongers. Should you ever want to leave Rusthall, the property is located less than one and a half miles west of Tunbridge Wells town centre. It's a twenty-minute walk



**4 Apsley Street**  
Approximate Gross Internal Area  
732 sq ft - 68 sq m



Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.

- Victorian
- 2 Double Bedrooms
- Well Presented
- Low Maintenance Garden
- EPC: C
- Front Courtyard
- Separate Dining Room
- Cosy Living Room
- Bright and Airy Kitchen
- Council Tax Band: C

