



**ark Road, Rusthall, Tunbridge Wells**

Offers in the Region of **£350,000**



**Council Tax Band:** C

**Property Type:** Terraced House

**Bedrooms:** 2 | **Bathrooms:** 1 | **Receptions:** 1

This newly renovated home offers beautifully modern living spaces in the heart of Rusthall. To the exterior, the property boasts a small front courtyard, providing a tidy and welcoming entrance.

The front door opens directly into the living room, a bright, well-sized space with a large front-facing window that fills the room with natural light. At the rear of the property, you'll find a newly fitted kitchen-diner, perfect for modern family living. It offers sleek cabinetry, contemporary appliances, a breakfast bar, and plenty of space for dining. This room also benefits from generous under-stair storage and leads to a rear porch with a convenient WC and access to the rear garden.

Upstairs, the main bedroom is positioned to the left, with a large window allowing light to flood in and newly fitted carpets enhancing the space. A hallway from this room leads to the recently renovated bathroom, which features modern tiling, a shower over bath, floating basin, and WC.

The second bedroom, located to the right of the stairs, is slightly smaller and ideal as a child's bedroom, nursery, or home office. This room also provides access to the bathroom via the hallway.

The rear garden has been thoughtfully updated, with a path running the full length of the garden, a new lawn, plants along the side, and a newly installed fence, creating a private and inviting outdoor space.

Situated in the heart of Rusthall, this property benefits from an enviable location. Rusthall High Street is just a 2–3-minute walk (0.1 miles) away, offering a variety of local amenities, including shops, a pharmacy, and a post office, providing everything you need for daily convenience. For a broader selection of shops, restaurants, and entertainment options, Tunbridge Wells Town Centre is only 1.5 miles away, a short 5–7-minute drive. Rusthall Common, just 0.3 miles away (5–7 minutes' walk), offers a peaceful spot for walks or picnics. Families will appreciate the proximity of Rusthall St Paul's CofE Primary School, only 0.2 miles away (5 minutes' walk). Commuters are well-served by Tunbridge Wells Station, 1.5 miles away (5 minutes by car), offering direct trains to London Charing Cross in an hour.







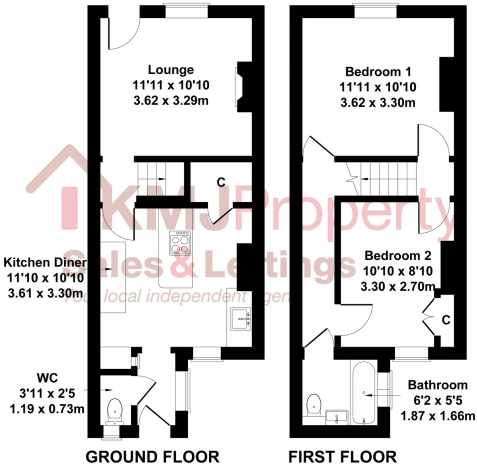






**Ersline Park Road**

Approximate Gross Internal Area  
678 sq ft - 63 sq m



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

**Energy Efficiency Rating**

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            | 79        |
| (55-68) <b>D</b>                            | 60                         |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |





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