









ark Road, Rusthall, Tunbridge Wells

Offers Over **£325,000**

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.

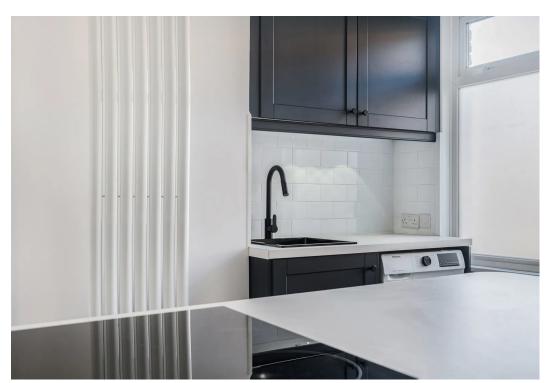
Situated in the heart of Rusthall, this property benefits from an enviable location. Rusthall High Street is just a 2–3-minute walk (0.1 miles) away, offering a variety of local amenities, including shops, a pharmacy, and a post office, providing everything you need for daily convenience. For a broader 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.

Some of the photos used in our marketing have been 'virtually staged'





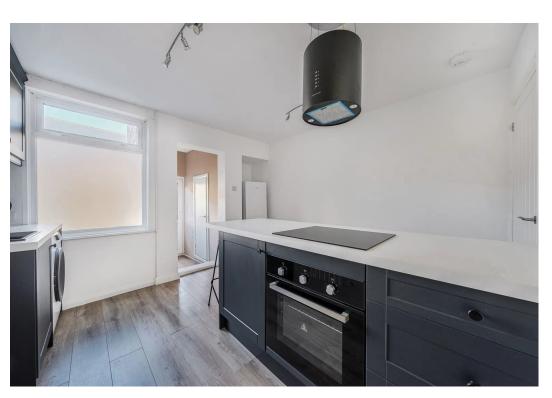
























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