

75 Southwood Road, Rusthall, Tunbridge Wells





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Stylish 2-bedroom period house in popular village location

Accommodation Summary

- Semi-detached house
 - 2 double bedrooms
 - Living Room
 - Dining Room
 - Large kitchen
 - West facing garden
 - Shed/garden office
- Sought after village location
 - Close to popular schools
- Walking distance of local woodlands and Rusthall Common



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This pretty Victorian house sits in a popular residential street in Rusthall village.

As it is only a stone's throw away from the centre of Tunbridge Wells with its excellent commuter links, bustling shops, and café culture it really delivers the best of both worlds.

The entrance door opens into a useful porch.

The living room beyond is a welcoming space with a fireplace with a wood burning stove adding warmth and character in the colder months.

Opening behind is the dining room, which conveniently opens into the kitchen at the rear. Warm wooden effect flooring contrasts beautifully with the neutral décor and French doors open into the garden.

The kitchen is wonderfully bright with streamlined cabinetry on both sides and a sink placed under a window. With integrated appliances such as a double oven, washing machine and dishwasher, it has everything you need. French doors at the rear can lie open, extending the living space into the garden in the summer months.

Climbing the stairs to the first floor there are two double bedrooms, the larger of the two stretching the width of the house with fitted wardrobes and additional storage.

The bathroom is beautiful, with a freestanding roll top slipper bath and a walk in wet room shower enclosure.

Outside at the rear there is a paved low maintenance garden which is fully enclosed on all sides making it a safe sanctuary for children and pets. There is a garden shed that has been remodelled to double as a home office and there is street access too.

This home is perfect for first time buyers, young families, investors, and professionals alike. A must see!





Living Room: fireplace with painted mantelpiece, granite hearth, wood burning stove, open wooden alcove fitted shelving, fitted low level cupboard housing the fuse box, wooden effect flooring, radiator.

Dining Room: under stair fitted cupboards, wooden effect flooring, radiator.

Kitchen: wooden worktops, eye and base level cupboards, integrated fridge/freezer, dishwasher, washing machine, double ovens, 4 ring gas hob, stainless steel extractor, Belfast sink with mixer tap over, tiled flooring.

Bedroom 1: fitted part mirrored sliding door wardrobes with hanging rails, shelving and drawers, fitted drawer unit with vanity shelf in chimney breast recess, radiator.

Bedroom 2: wall hung boiler, radiator.

Bathroom: walk in wet room shower enclosure with rainwater shower head and hand held shower attachment, freestanding roll top slipper bath, vanity unit with wash hand basin over and cupboard and drawer under, high level WC, traditional heated towel radiator, tiled flooring.

Garden Office: fitted desk and shelves.

General:

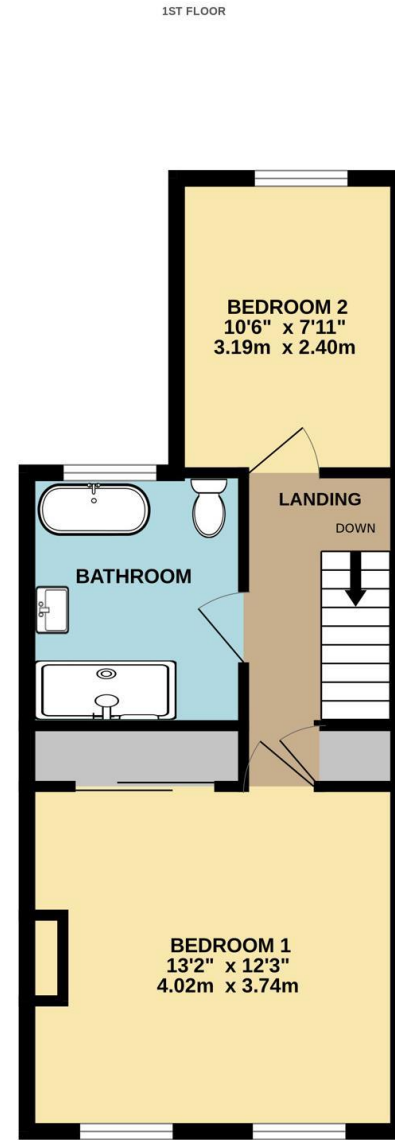
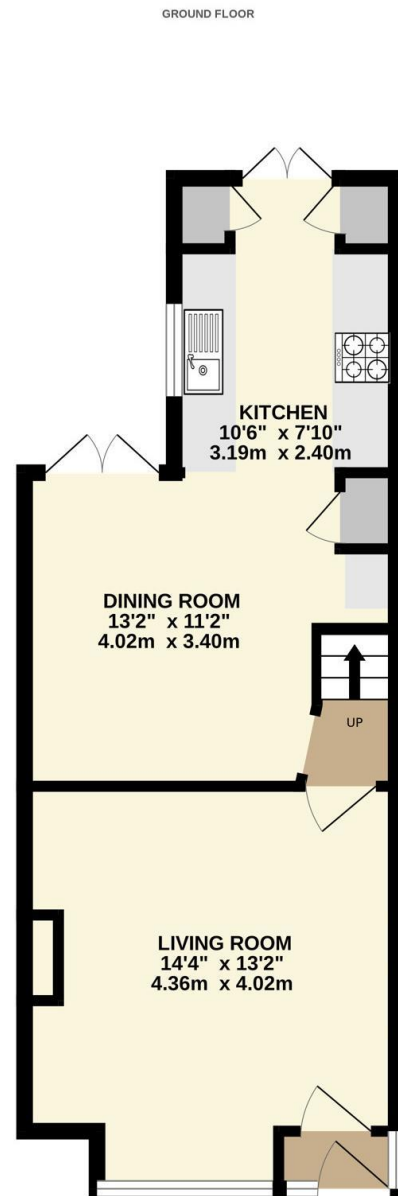
Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band C (£1,989.00)

EPC: D (65)





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

APPROX TOTAL AREA EXCLUDING GARDEN OFFICE 804 SQ.FT / 74.8 SQ.M

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AREA INFORMATION: Rusthall, Tunbridge Wells, Kent

The property is set in a charming semi-rural village, approximately 2 miles to the west of Tunbridge Wells town centre.

The village itself has its own local convenience stores, bakery, popular primary school, pubs, and a cricket green. It also benefits from open countryside, sprawling woodland and its common with sandstone rocks on its doorstep.

Tunbridge Wells, steeped in royal history and architectural heritage, provides a wealth of modern-day shopping, entertaining and recreation facilities. As it is a mere 30 miles south of London and sits amidst glorious Kent countryside, it is a highly sought after area for property owners.

Tunbridge Wells` historic Pantiles offers a vibrant al fresco café culture with independent boutiques stretching up to the old High Street. Your every shopping need can also be met by the comprehensive range of department stores and national chains at the Royal Victoria Place Shopping Centre.

Excellent local primary schools such as Langton Green Primary, Rusthall St Paul`s Primary, Holmewood House and Claremont School sit alongside the highly regarded and sought after girls` and boys` grammar schools. With a number of exceptional state secondary schools in the borough and the nearby Tonbridge and Sevenoaks Schools, parents are definitely spoiled for choice.

Recreational amenities include Dunorlan and Grosvenor Parks, Calverley Grounds and the Assembly Hall and Trinity theatres. Nevill Golf Club, St Johns Sports Centre and local rock climbing offer an abundance of sporting facilities.

Tunbridge Wells mainline station, which is approximately 1.5 miles away, has a fast and frequent train service into central London. A commuter`s dream, as even in off-peak, there are up to four trains an hour to London Charing Cross in a 50 minute journey times or less.

Road links to the M25, Gatwick and Heathrow Airports are accessible via the A21 which lies just north of Tunbridge Wells.



