



89 Erskine Park Road, Rusthall, Tunbridge Wells, Kent TN4 8UQ

Price Range: £500,000 - £525,000 Freehold

When experience counts...

est. 1828
bracketts

A wonderful opportunity to acquire a light and airy halls-adjointing bay fronted semi-detached Edwardian house set in a highly favoured residential road within a few hundred yards of the village's day-to-day amenities that are set within a High Street that has an independent butchers and artisan bakers. The house affords a number of original character features and blended with a contemporary kitchen and sanitary ware. The property has potential for a loft conversion (subject to the necessary Local Authority Consents) plus double glazing and gas central heating. On the ground floor, there is a generous hallway, bay fronted sitting room, Shaker-style kitchen with natural timber worktops and matching upstands, assorted storage options with integrated appliances to include gas hob, electric oven, dishwasher and washing machine. A second reception room affords direct access to the rear garden. On the first floor, there is a generous landing, principal bay front bedroom with en suite shower/WC, two further bedrooms and a family bathroom/WC. Outside, there is a picket fence to the front of the property with a paved garden which extends to the side of the house providing access to the rear garden, raised decking and paved seating area adjacent to the house and a level lawned area with established borders.

- Residential Road Close to Amenities
- Favoured Halls-Adjoining Design
- Main Bedroom with En Suite
- 2 Further Double Bedrooms
- Family Bathroom
- Modern Kitchen with Integrated Appliances
- Gas Central Heating
- Double Glazing
- Level Rear Garden
- Characterful Features





LOCATION:

Tunbridge Wells attracts many Londoners, ex pats, and up / down sizers for multiple reasons, not least because the proximity to London for commuters, but especially due to the vast array of good schools for all ages. The Grammar schools are a particular pull to the area, with two boys' grammars and one girls' grammar. Many of the primary schools are Ofsted outstanding and there is also a good range of independent schooling available.

Tunbridge Wells has a plethora of open spaces provided by a multitude of parks, including the best known, Dunorlan Park, with its popular boating lake and elegant vistas. Tunbridge Wells Common provides another excellent town centre vista with some landmark views of the area and its own distinctive benches. To the south of the town centre lies the famous Pantiles with elegant colonnades and often hosting fairs and festivals.

For the sporting enthusiasts, there is a host of amenities including the sports centre with its large pool and indoor courts, whilst outdoor courts are available in several of the parks. There are golf, tennis and cricket clubs in the area.

The town offers two stations on Network South East, with fast trains from both Tunbridge Wells and High Brooms. Access to the A21 lies just to the east of town providing useful motorway connections.

AGENT'S NOTE:

For transparency, this property is owned by a Partner of Bracketts.

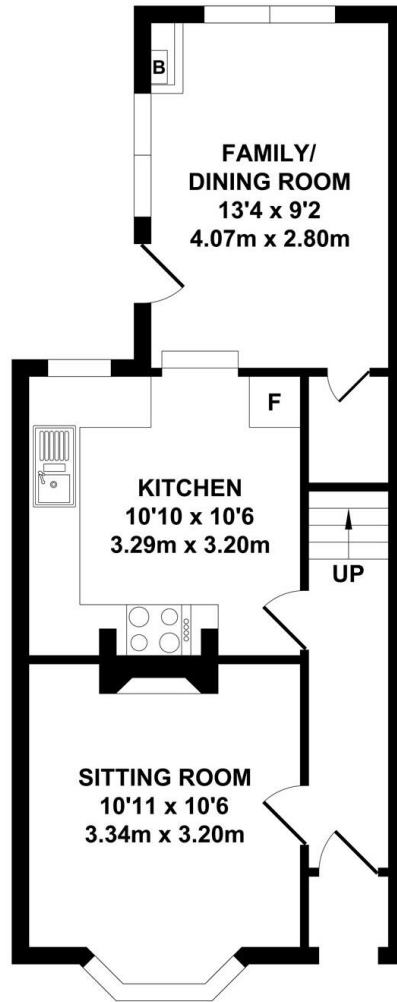
Additional Information:

Council Tax Band: C

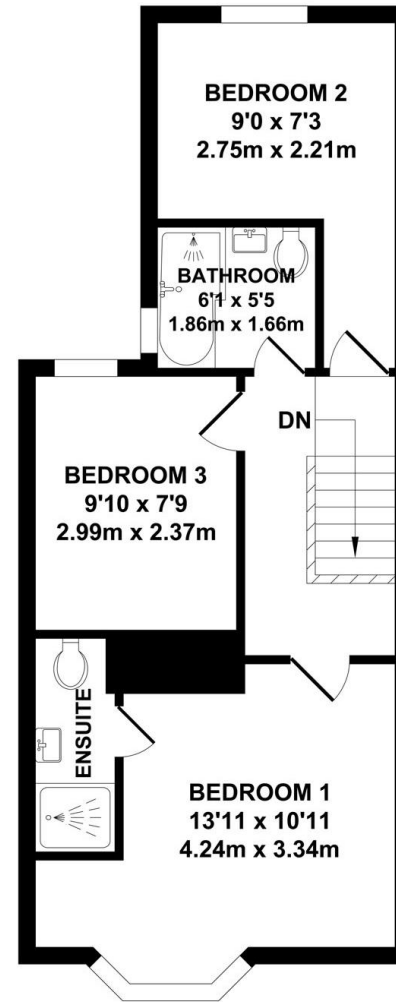


Important Notice: Bracketts, their clients and any joint agents give notice that they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. All areas, measurements or distances are approximate and no responsibility is taken for any error, omission or mis-statement. It should not be assumed that the property has necessary planning, building regulation or other consents and Bracketts have not tested any services, appliances, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prices, rents or any other charges are exclusive of VAT unless stated to the contrary.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		B4
(69-80)	C		
(55-68)	D		D5
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



GROUND FLOOR
APPROX. FLOOR AREA
439 SQ.FT.
(40.81 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
439 SQ.FT.
(40.81 SQ.M.)

TOTAL APPROX. FLOOR AREA 879 SQ.FT. (81.62 SQ.M.)