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- 3 Bedroom Mid Terraced
- Refurbished by Current Owners
- Southerly Facing Sun Trap Garden
- Close to Rusthall High Street
- On Street Parking
- Energy Efficiency Rating: C

Fremlin Close, Rusthall

GUIDE £375,000 - £395,000

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7 Fremlin Close, Rusthall, Tunbridge Wells, TN4 8SF

This charming mid-terrace family home, constructed in the 1960s, has been thoughtfully refurbished by its current owners, featuring a brand-new kitchen. The ground floor boasts a spacious and interconnected living area comprising the living room, kitchen, and conservatory, seamlessly flowing into the garden. Upstairs, you'll find two double bedrooms, a smaller single bedroom, and a generously sized family bathroom.

Perfect for a growing family, first-time buyers, or those in need of additional space for a home office or guest accommodations, this property offers versatility and comfort. Nestled in a peaceful location, it enjoys close proximity to Rusthall St Paul's CoE Primary School, Rusthall High Street, the Recreation Ground, and Rusthall Common. Nearby, a public footpath leads to Speldhurst and Langton Green. Ample on-street parking and a sunny south-facing garden further enhance its appeal.

To this end, we advise all interested parties to book an early appointment.

HALLWAY:

The hallway of this home is generously sized, with access to the staircase, the inviting living room, and the convenient downstairs WC. It also serves as a practical storage space for shoes and coats, ensuring a clutter-free entryway.

LIVING ROOM:

This spacious L-shaped living room features a semi-open plan that seamlessly integrates with the kitchen. Newly installed wood effect laminate flooring and spotlights add a modern touch, while dual aspect windows flood the room with natural light. The area includes convenient storage under the stairs and a doorway leading into a cozy conservatory.

KITCHEN:

This modern kitchen design features ample countertop space on either side and a breakfast bar, adding both functionality and style. It is equipped with a Bosch electric hob, a recirculating extractor fan, a Bosch fan oven, a dishwasher, and space for a tall fridge. Spotlights provide optimal lighting, and vinyl flooring ensures easy maintenance. A door leads directly to the conservatory, enhancing the flow of the space.

CONSERVATORY:

Benefiting from a south-facing orientation, this versatile space is currently used as a utility area and entertainment spot. It seamlessly connects the living room, kitchen area, and rear garden..

BEDROOM 3:

The smallest room, yet far from small, features storage space above the stairs and is currently used as an office.

BEDROOM 2:

Spacious double bedroom with north facing double glazing window and ample space for bedroom furniture.

BEDROOM 1:

This large bedroom comfortably accommodates a super king bed and additional bedroom furniture. The south-facing double-glazed window offers green views and plenty of natural light.



FAMILY BATHROOM:

The bathroom features a stylish backlit mirror, a spacious offset corner bath-shower combination, a low-level WC, and a classic pedestal basin sink.

OUTSIDE:

The southerly facing, landscaped and private rear garden, boasts both patio and lawn areas, along with a charming, decked pergola. Enclosed by panel fencing, it offers access to a rear twitten for added convenience.

PARKING:

The property includes rights to park in the car park spaces located at the end of the terrace homes. Alternatively, ample on-street parking is available.

SITUATION:

Fremlin Close is a quiet residential cul-de-sac located in the popular village of Rusthall. The village offers a charming array of amenities, including a variety of shops, restaurants, a GP surgery, pharmacy, dentist, and veterinary clinic. Additionally, the village boasts essential services such as a library, post office, and reputable primary and pre-schools, fostering a close-knit community atmosphere.

Surrounded by verdant woodlands and expansive common land, Rusthall provides residents with abundant opportunities for outdoor recreation, all while maintaining convenient access to the bustling hubs of Tunbridge Wells and London.

Tunbridge Wells itself has a wider mix of social, retail and educational facilities to include a number of sports and social clubs and two theatres, a host of well-regarded schools at primary, secondary, independent and grammar levels and a range of principally independent retailers, restaurants and bars between the Pantiles and Mount Pleasant with a wider range of multiple retailers at the Royal Victoria Place. Tunbridge Wells itself has two main line railway stations offering fast and frequent services to London, with Rusthall having use of the Centaur commuter bus with two early morning departures to the Station.

TENURE:

Freehold

COUNCIL TAX BAND:

C

VIEWING:

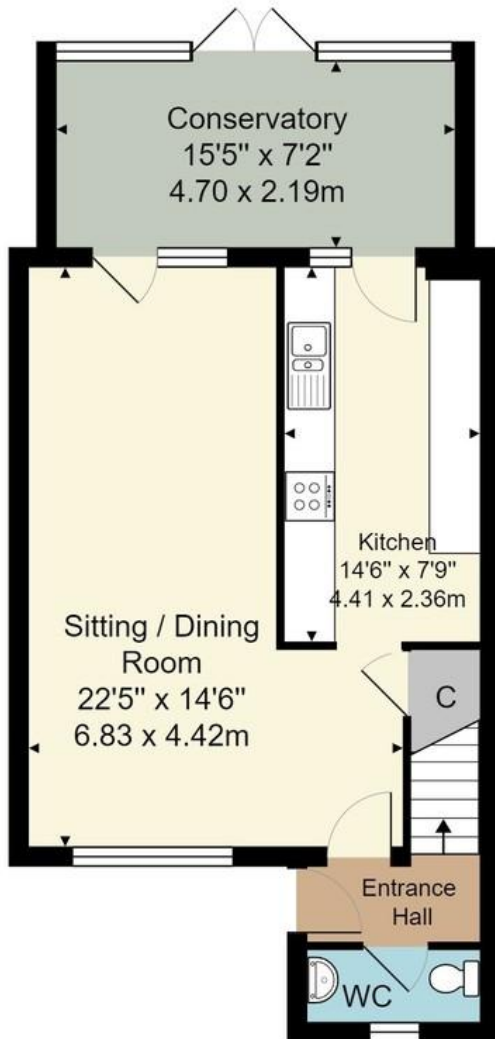
By appointment with Wood & Pilcher 01892 511211

ADDITIONAL INFORMATION:

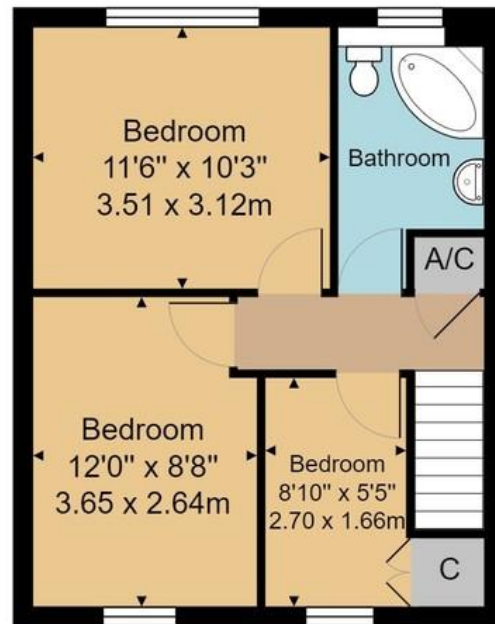
Broadband Coverage search Ofcom checker
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 Flood Risk - Check flooding history of a property England - www.gov.uk
 Services - Mains Water, Gas, Electricity & Drainage
 Heating - Gas Central Heating



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

Approx. Gross Internal Area 953 ft² ... 88.5 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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