



*Local to you - contactable when you need us*

 **KMJProperty**  
Your local independent Estate Agent

# Holme Grange, Rusthall Road, Tunbridge Wells

Offers In Region Of £185,000

🛏️ 2 🚿 1 🚗 1



As you step into this well-proportioned retirement flat, you're welcomed by a central entrance hall with built-in storage cupboards directly to your left, ideal for coats, shoes, or everyday essentials. The first room on your left is the main bedroom, a bright and comfortable double. Next to it is the second bedroom, slightly smaller but still a good-sized double. It's a versatile space, perfect for guests, a hobby room, or a study, with plenty of natural light pouring in. Opposite the bedrooms is the modern bathroom, with a fitted walk in shower, wash basin, and WC offering both practicality and comfort.

Towards the rear of the flat is the kitchen, a smart, functional space with sleek counters, ample cupboard storage above and below, an integrated hob, oven, and a large window that fills the room with light. Adjacent to the kitchen is the lounge, a bright and spacious living area with plenty of room for both seating and dining. A large window lets in lots of light, and a door leads out onto a private balcony, an ideal spot for enjoying a coffee or some fresh air. Set within Holme Grange, the property benefits from well-tended communal gardens, beautifully stocked with mature shrubs and plants. Several benches are thoughtfully placed throughout, offering peaceful spots to sit and enjoy the surroundings. Residents' parking is also available on site. Although the property has clearly been lovingly maintained over the years, it could benefit from some minor cosmetic updating, giving any buyer the opportunity to personalise and refresh the space to their own taste. The flat is located in the centre of Rusthall, a thriving village with a variety of local amenities including general stores, a chemist, butcher, baker, greengrocer, hardware store, hairdressers, a medical centre, and a library. The village is well connected to Tunbridge Wells via the 281 bus, which runs approximately every 12 minutes during peak times. For a broader range of shopping, dining, and entertainment options, Tunbridge Wells is just a short journey away and offers a mainline railway station with services to both London and the coast, making this location ideal for those seeking a peaceful lifestyle without sacrificing convenience.

Service Charge: £3124 per year.

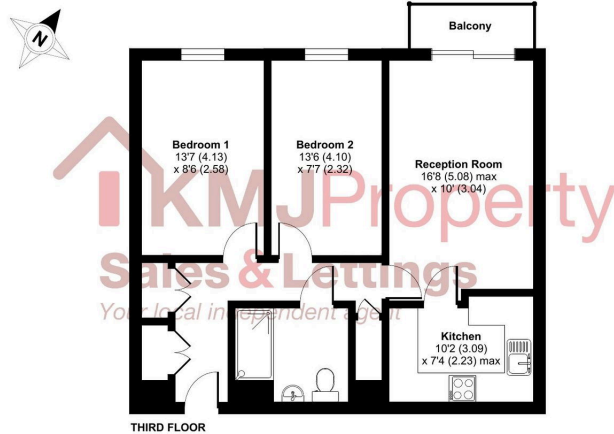
Years Left on the Lease- 56 Years

Ground Rent £0



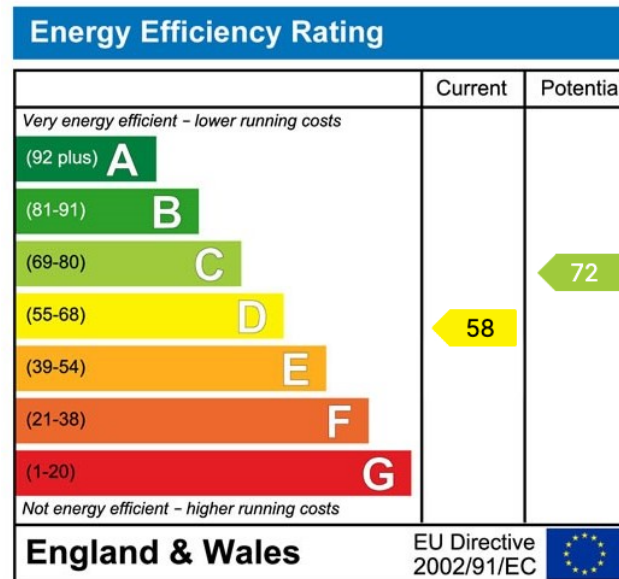
**Holme Grange, Rusthall Road, Tunbridge Wells, TN4**

Approximate Area = 643 sq ft / 59.7 sq m  
For identification only - Not to scale



- 2 Bedrooms
- Private Balcony
- Storage throughout
- Spacious
- EPC D
- Over 60s Development
- Kitchen with ample storage
- Bright
- Walk in Shower
- Council Tax Band B

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2023. Produced for KMJ Property. REF: 137293



**BRITISH PROPERTY AWARDS 2023**  
★★★★★  
**GOLD WINNER**  
ESTATE AGENT IN CROWBOROUGH

☎ 01892 515188  
☎ 01342 824824  
☎ 01342 833333



**FEDERATION OF INDEPENDENT AGENTS**

📍 Tunbridge Wells  
📍 Crowborough  
📍 Forest Row

**BRITISH PROPERTY AWARDS 2022**  
★★★★★  
**GOLD WINNER**  
ESTATE AGENT IN TUNBRIDGE WELLS