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Fremlin Close, Rusthall, Tunbridge Wells

Offers In Region Of £350,000

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A substantial two-bedroom mid-terrace property, ideally situated in the heart of Rusthall Village, offering generous living accommodation, bright and versatile spaces, and a low-maintenance garden.

Stepping inside, you are welcomed by a spacious entrance hall, providing the ideal space for coats and shoes while creating an inviting first impression. The hallway seamlessly connects each of the principal rooms on the ground floor.

To the rear of the property is the impressive lounge, a bright and airy living space featuring a charming fireplace and striking exposed stone feature wall. Double doors open directly onto the rear garden, creating a wonderful indoor-outdoor flow and making this an ideal space for both relaxing and entertaining.

Also located on the ground floor is the generously sized kitchen/dining room. Well-appointed with ample upper and lower cabinetry, integrated Bosch appliances, contrasting worktop space, and tiled splashback, this room offers both practicality and style. There is plenty of space for dining, making it the perfect hub for family life and entertaining guests. The kitchen flows directly into the conservatory, which further enhances the sense of space and natural light. Benefiting from underfloor heating and additional heating, this versatile room can be enjoyed comfortably throughout the year.

Ascending to the first floor, you will find two well-proportioned double bedrooms, a family bathroom, and a separate WC. Both bedrooms enjoy convenient access to the bathroom, while the principal bedroom benefits from built-in storage. The second bedroom also benefits from integrated wardrobes. There is also a large airing cupboard on this floor, providing excellent storage for household essentials.

The family bathroom is fully tiled and fitted with a spacious walk-in shower and wash basin, creating a clean and contemporary space.

Externally, the rear garden has been designed with ease of maintenance in mind while still offering an attractive outdoor setting. There is ample room for garden furniture, making it ideal for al fresco dining and entertaining. Established shrubs provide interest for those who enjoy gardening, while an outbuilding offers excellent versatility and could be utilised as a home office, gym, hobby room, or additional storage space. A separate garden shed further enhances the property's practicality.



Fremlin Close, Rusthall, Tunbridge Wells, TN4

Approximate Area = 953 sq ft / 88.5 sq m
Outbuilding = 127 sq ft / 11.7 sq m
Total = 1080 sq ft / 100.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for KNU Property. REF: 1469951

- Substantial Space
- CHAIN FREE
- Village Location
- Conservatory
- EPC- C
- 2 Double Bedrooms
- Outbuilding & Shed
- Open Plan Kitchen diner
- Scope for Downstairs WC
- Council Tax Band- C



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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2023

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