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# Holme Grange, Rusthall Road, Tunbridge Wells

Offers In Region Of £180,000

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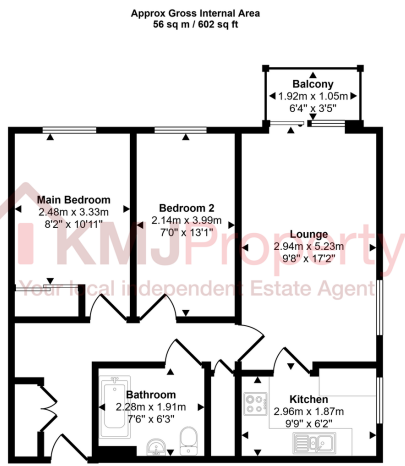
As you step into this well-proportioned retirement flat, you're welcomed by a central entrance hall with built-in storage directly to your left – ideal for coats, shoes, or everyday essentials. The first room on your left is the main bedroom, a bright and comfortable double featuring built-in wardrobes for easy storage. 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 bathroom, fitted with a shower-over-bath, 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, 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. Leasehold: Approx 57 years remaining.- Once the property is sold the lease will be refreshed to a BRAND NEW lease, (with no additional charge).

Service Charge: £3124 per year.

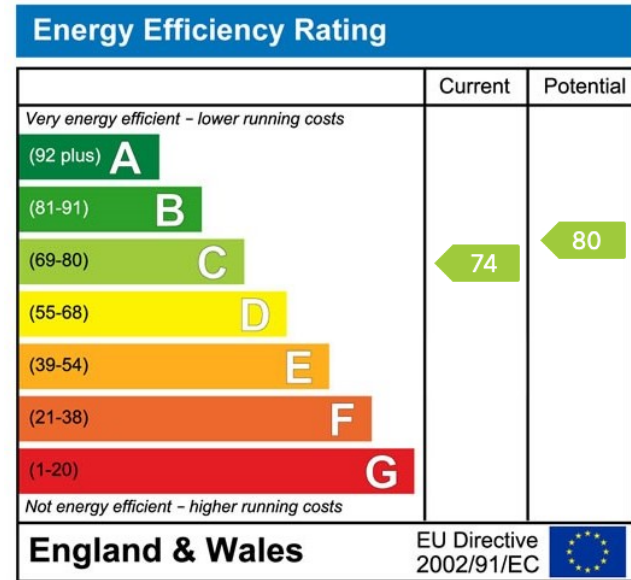




Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

- 2 Bedrooms
- Private Balcony
- Spacious Lounge
- Bright Feel Throughout
- EPC:
- Over 60s Development
- Kitchen with Ample Storage
- Bathroom with Shower Over Bath
- Desirable Location
- Council Tax Band: B



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