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Southwood Road, Rusthall, Tunbridge Wells

Offers In Region Of £190,000

1 1 1



This 1-bedroom cluster home presents an excellent renovation opportunity for buyers looking to add value and personalise their space. The home offers a practical open-plan layout, combining the lounge and kitchen area to create a functional living zone with good natural light.

Upon entering you are resented with an open plan lounge kitchen and dining area. The lounge is generously proportioned, providing enough room for a comfortable seating area and small dining setup. Its open layout allows for flexible furniture placement and makes it easy to reimagine the space with modern finishes. The lounge connects directly to the kitchen, enhancing flow and functionality and making the area ideal for everyday living or entertaining.

The kitchen features tiled flooring, ample cabinetry, tiled splash back wall and space for essential appliances—ready to be refreshed or redesigned to suit modern tastes. The living area flows easily from the kitchen, providing a comfortable base for reconfiguration or cosmetic upgrades.

Moving to the first floor you are presented with a double bedroom featuring mirrored built-in storage, adding convenience and reducing the need for additional furniture.

This property is situated in the heart of Rusthall village, surrounded by beautiful countryside walks yet offering every convenience close at hand. The village provides an excellent range of amenities, including a primary school, two highly regarded pre-schools, two churches, a beauty salon, bakery, butcher, convenience stores, chemist, hairdressers, library, post office and hardware store. For broader facilities, the property lies less than one and a half miles west of Tunbridge Wells town centre and just 2.2 miles (approximately a 7-minute drive) from the mainline station, which offers direct services into London in around 50 minutes and to the coast in approximately 40 minutes. A regular bus service from Rusthall also departs every fifteen minutes during peak times. Tunbridge Wells itself boasts an array of excellent bars, restaurants and cafés, alongside a wide selection of shops and several highly regarded secondary schools, making this an ideal location for both families and commuters alike.

This property is being sold CHAIN FREE

Council tax Band- B

EPC- E



Southwood Road

Approximate Gross Internal Area
452 sq ft - 42 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

- CHAIN FREE
- Built in Storage
- Village Location
- Allocated parking
- EPC E
- 1 Double bedrooms
- Ideal investment or first-time renovation project
- Front Garden
- Open Plan Layout
- Council Tax B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	