



**KINGS ESTATES**

PROFESSIONALS IN PROPERTY



## 21 Edward Street

Rusthall, Tunbridge Wells, TN4 8RP

Kings Estates are pleased to present this delightful three-double bedroom linked terraced home, positioned in the heart of the sought-after village of Rusthall on the outskirts of Tunbridge Wells. Beautifully styled throughout with a contemporary Scandinavian influence, the property enjoys a calm and inviting atmosphere, enhanced by wooden shutters and a light, neutral palette.

Tenure: Freehold

Council Tax Band: C

Energy Efficiency Rating: C

- Three Bedroom Linked Terraced Home
- Arranged Over Three Floors
- Heart Of Rusthall Village Location
- Scandinavian Inspired Interior Styling
- Spacious Open Plan Kitchen And Dining Area
- Modern Fitted Kitchen
- Stylish Bathroom With Separate Shower
- Separate WC
- Enclosed Rear Garden With Lawn
- Light And Airy Throughout





## THE PROPERTY

Approximate Gross Internal Area: 932 Sq Ft / 86.6 Sq M

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The accommodation is thoughtfully arranged across three floors, offering both flexibility and a natural flow for modern living. The ground floor features a welcoming living room to the front, while to the rear a generous dining area opens seamlessly into a well-appointed kitchen, fitted with a range of units and integrated white goods. This sociable space leads directly out to the rear garden, creating an easy connection between indoor and outdoor living.

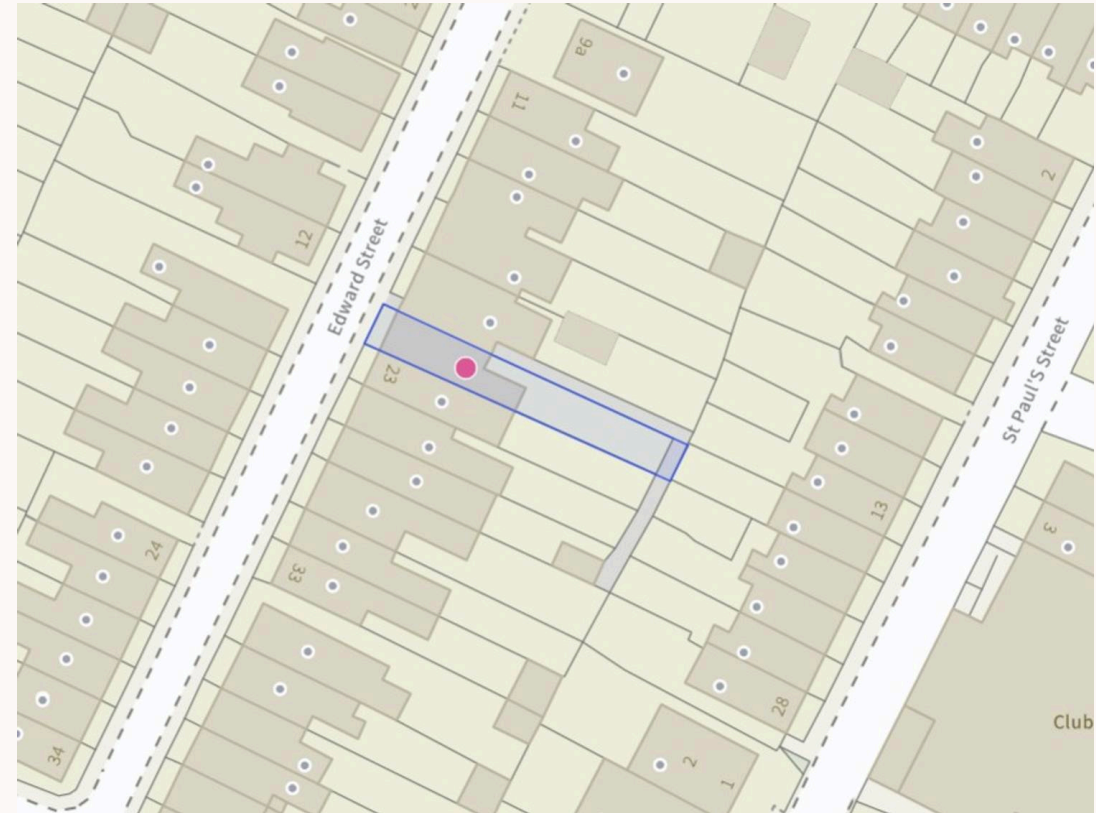
On the first floor, there are two well-proportioned bedrooms alongside a stylish bathroom complete with both a bath and separate shower cubicle, as well as a separate WC. The second floor provides a further double bedroom, offering a peaceful retreat or ideal guest space. Outside, the rear garden is fully enclosed and mainly laid to lawn, complemented by a hard-standing area, making it well suited for both relaxation and everyday use.

## THE LOCATION

Edward Street is ideally positioned in the heart of Rusthall, a popular and well-connected village on the edge of Tunbridge Wells. The property is just a short walk from the village High Street, which offers a good range of everyday amenities including a One Stop supermarket, Post Office, bakery, hairdressers, barbers, pet shop, Botanica Health and Sports Therapy Clinic, and the much-loved Daily Bread café, creating a strong sense of community.

Tunbridge Wells town centre is approximately 1.5 miles away and provides an extensive selection of shops, restaurants, cafés and leisure facilities, along with a mainline railway station offering regular services to London. The area is well regarded for its schooling, with Langton Green Primary School nearby and access to the highly sought-after grammar schools in Tunbridge Wells. The private sector is also well represented, including Holmewood House in Langton Green, The Mead, Rose Hill and Beechwood Sacred Heart in Tunbridge Wells, as well as Tonbridge and Sevenoaks public schools.

For outdoor pursuits, the surrounding area offers a wealth of green spaces, including Rusthall Common and the nearby countryside, ideal for walking and recreation, making this a convenient yet well-balanced location for both village and town living.



Total Area: 86.6 m<sup>2</sup> ... 932 ft<sup>2</sup> (excluding eaves storage)



All measurements are approximate and for display purposes only.





# Kings Estates

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