



6 Orchard Court, 161 Hale Street, East Peckham, Tonbridge,
Kent, TN12 5HX

Monthly Rental Of £1 300

**Waghorn
&
Company**

Independent Estate Agents

*** Attractive former brewery conversion with period character * Spacious and bright living room * Stylish fitted kitchen/diner with central island * Quartz worktops, traditional butler sink and exposed brickwork * Allocated Parking * EPC E / Council Tax Band C ***

AVAILABLE 1ST DECEMBER 2026 - DATE NEGOTIABLE! A beautifully presented and spacious two double bedroom maisonette, forming part of an attractive former brewery conversion on the outskirts of the popular village of East Peckham. Combining character features with contemporary finishes, this charming property offers well-proportioned accommodation, a stylish kitchen/diner, two double bedrooms, communal gardens and allocated parking.

Private Entrance

The property benefits from a private entrance with wide stairway leading up to the hallway.

Hallway

Loft hatch, doors leading to bedrooms, lounge, kitchen and shower room, wood laminate flooring and wall mounted electric heater.

Lounge

Two Double glazed windows, fitted carpet & wall mounted electric heater.

Kitchen/Diner

Double Glazed window, white ceramic butler sink with chrome mixer taps, range of cream laminate fully fitted kitchen units with grey Quartz worktops and matching upstands, central island with Quartz worktop and inset 4 ring halogen burner hob, freestanding washing machine, freestanding dishwasher, integrated electric oven, freestanding fridge freezer, wooden laminate flooring and electric wall mounted heater.

Bedroom 1

Double glazed window, fitted carpet, built in wardrobes, and wall mounted electric heater.

Bedroom 2

Double glazed window, fitted carpet, two built in wardrobes and wall mounted radiator.

Shower Room

Low level w/c, wash hand basin with vanity unit under, enclosed shower unit with chrome showerhead, wall mounted towel loop and towel rail, wall mounted bevelled mirror, wall mounted medicine cabinet, white ceramic wall tiling, vinyl flooring, extractor fan and wall mounted electric heater.

Outside

Pleasant communal gardens with garden furniture and rotary washing lines. The property also benefits from allocated parking.

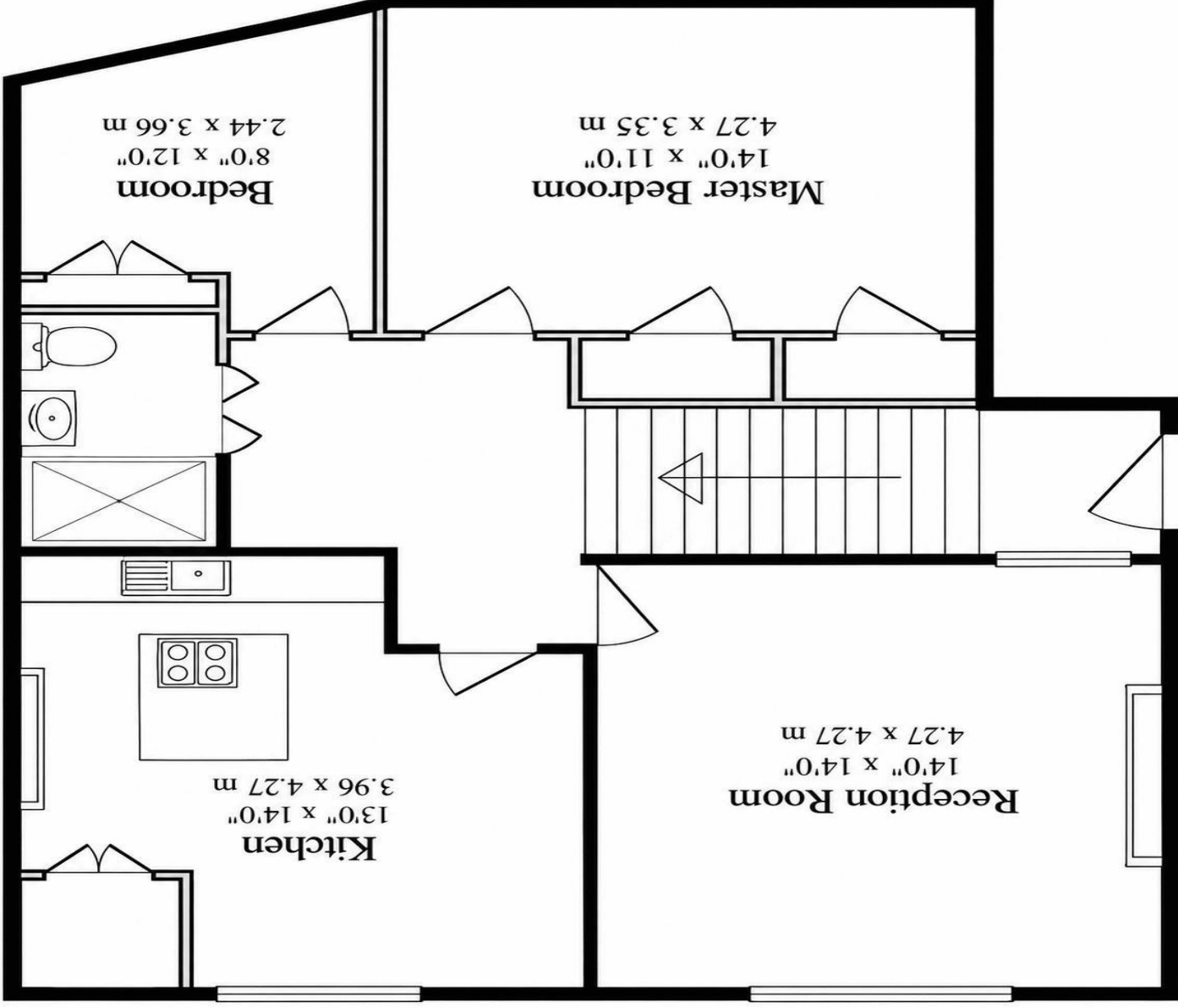
Additional Information

Council tax band C EPC Rating E Holding Deposit £250.00





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



Details No. 1 TW/JW

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