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**KMJProperty**
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Sunnyside Road, Rusthall, Tunbridge Wells

Offers In Region Of £400,000

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Stepping into the property, you are welcomed by an inviting entrance hallway. To the right is the spacious kitchen, thoughtfully designed with ample upper and lower cupboards, generous worktop space, and a range of integrated appliances. A large understairs cupboard provides excellent additional storage and could also be used as a practical pantry.

Continuing through the ground floor, you'll find a convenient modern cloakroom/WC, perfect for guests.

At the rear of the property is the true heart of the home – a bright and airy open-plan living and dining area. This generously proportioned space offers plenty of room for both comfortable lounge furniture and a dining table, making it ideal for everyday living and entertaining. Elegant French doors open directly onto the rear garden, creating a seamless indoor-outdoor connection while allowing natural light to flood the room.

Moving upstairs to the first floor, the property offers two well-proportioned double bedrooms, both of which are bright, spacious, and beautifully presented. Each bedroom benefits from its own modern en-suite, providing comfort and privacy. Both en-suites are finished to a high standard with contemporary fittings throughout. Bedroom 1 also boasts an abundance of built-in wardrobes and storage, offering excellent practicality and keeping the space clutter-free.

The rear garden has been beautifully landscaped and thoughtfully tiered to create an attractive yet low-maintenance outdoor space. A variety of mature shrubs and planting make it ideal for keen gardeners, while still being easy to care for. A generous decked seating area provides the perfect spot for outdoor furniture, al fresco dining, and entertaining guests. Beyond this, a beautifully paved area offers additional seating space, with a designated area at the rear for a garden shed, providing practical outdoor storage.

Further enhancing the property's practicality, the loft has been fully boarded and benefits from internal lighting and fitted shelving, providing excellent additional storage space.

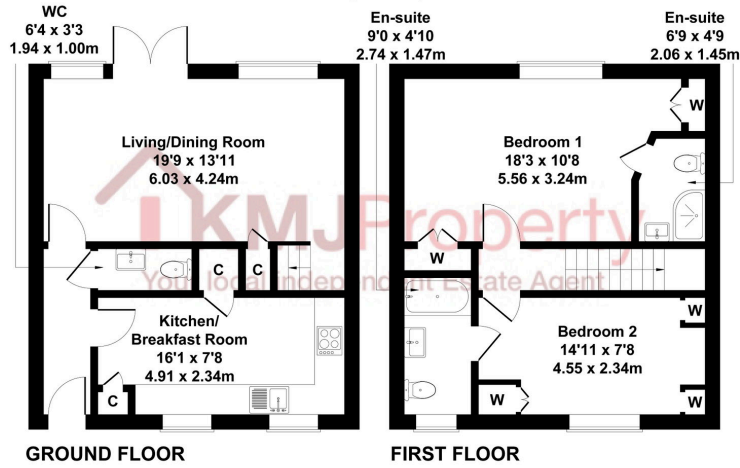
Externally, the property also benefits from one allocated parking space, and 2 visitor spaces, offering convenient off-road parking for residents and visitors alike.

Perfectly positioned just a five-minute stroll from Rusthall village centre, the home enjoys easy access to local shops, pubs, and community facilities, fostering a strong village atmosphere. For a broader selection



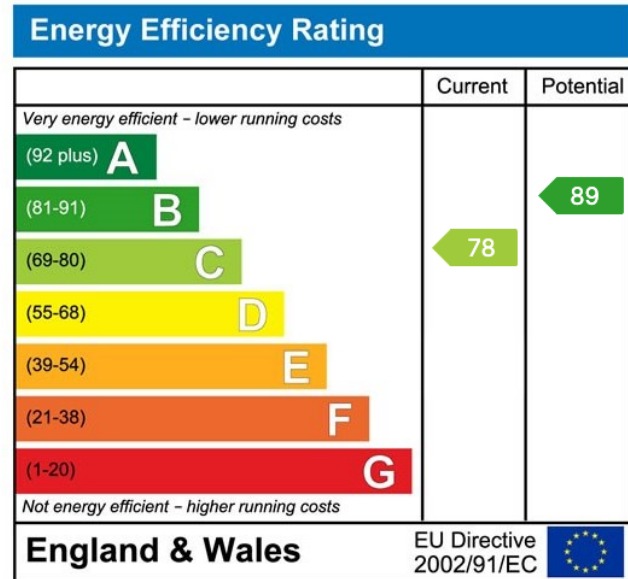
39 Sunnyside Road, Rusthall, Tunbridge Wells, TN4 8RB

Approximate Gross Internal Area
872 sq ft - 81 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

- NO CHAIN
- Allocated Parking
- Useful Storage Solutions
- Beautiful Landscaped Garden
- 2 En-suites
- 2 Double Bedrooms
- Downstairs WC
- EPC- C
- Council Tax Band- D



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