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Hill View Road, Tunbridge Wells

Offers In Region Of £350,000

3 1 2



This three-bedroom semi-detached property offers great potential and a well-laid-out living space.

Upon entering, you are welcomed into a spacious living room featuring a beautiful bay window to the front, allowing plenty of natural light to fill the room. Continuing through, there is a well-proportioned dining room which is also bright and spacious, and leads directly into the kitchen for added convenience.

The kitchen offers a range of both lower and upper storage cupboards along with ample worktop space, and provides access to the rear garden via the back door.

Upstairs, the property comprises two good-sized double bedrooms and one single bedroom. All rooms are light and airy, with bedrooms one and two benefiting from built-in storage cupboards. Bedroom three provides direct access to the family bathroom, which includes a WC, wash basin, and a large walk-in shower.

Externally, the rear garden is low maintenance, being mostly paved with some shrubs, making it ideal for those who enjoy light gardening. There is also access to an additional external WC.

The property is in need of updating but offers plenty of potential to create a lovely home. This property is perfect for first time buyers or investors looking to put their own stamp on a home.

The property is situated in a highly desirable position within the village of Rusthall, just under two miles west of Tunbridge Wells. The village offers a thriving High Street with a range of amenities including a butcher, baker, chemist, library, hardware store, two general stores, and a well-regarded primary school. Tunbridge Wells is easily accessible by car, on foot, or via regular bus services (with the 281 running approximately every 12 minutes). The town offers a wide variety of shops, restaurants, cafés, and bars – from the Royal Victoria Place shopping centre to the boutique shops and eateries of the High Street and The Pantiles. For commuters, Tunbridge Wells mainline station provides direct services to London and the south coast, making Rusthall an ideal location for those seeking village living with excellent access to town and transport links.





Hill View Road, Tunbridge Wells, TN4

Approximate Area = 794 sq ft / 73.7 sq m (excludes lean to)
Outbuilding = 14 sq ft / 1.3 sq m
Total = 808 sq ft / 75 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichirom 2026.
Produced for KIMU Property. REF: 1420088

- NO CHAIN
- Village Location
- Semi Detached
- Rear Garden
- EPC D
- Full of potential
- 3 Bedrooms
- Upstairs bathroom
- 2 Reception rooms
- Council Tax Band C



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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