Summer Cottages, Rusthall, Tunbridge Wells

£340,000

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This charming cottage offers a delightful living space in the sought-after village of Rusthall, Tunbridge Wells. Tucked away in a peaceful location, this well-presented 2 bedroom terrace house boasts a versatile summer house, perfect for work from home space or storage areas.

The accommodation features an open bright lounge with large patio doors opening up to the rear garden giving a seamless indoor and outdoor living, ample built in wall storage and room for the perfect dining setting. Continuing through the fitted kitchen finished with wooden oak storage cupboards, contrast counter tops and tiled splash back walls. Just off the kitchen is a cloakroom and downstairs bathroom featuring beautifully beamed ceiling, Shower over the bath, WC, sink basin and a heated towel rail.

Moving to the first floor the two double bedrooms offer comfortable living, with room for additional storage. Double glazing, gas central heating, and a lovely garden complete this property including a garden shed for more storage opportunities.
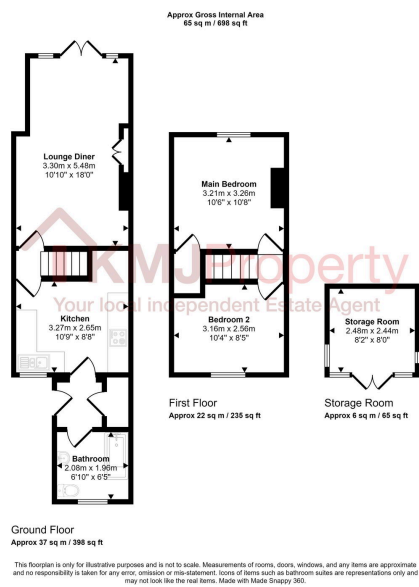
Rusthall is a popular village with plenty to offer including a butchers, bakers, hardware store, general stores, library, chemist, medical centre and primary school. Enjoy a stroll through the picturesque countryside, or take a short 10 minuet drive (2 miles) to the vibrant town of Tunbridge Wells for shopping and dining experiences. With excellent transport including the MLS with direct links to London and local amenities, this property is ideal for those seeking a tranquil yet convenient location.

Don't miss out on the opportunity to view this wonderful property. Contact us now to arrange a viewing.

Council Tax Band C

EPC- D

Floorplan

Lounge Diner
3.30m x 5.48m
10'10" x 18'0"

Main Bedroom
3.21m x 3.26m
10'6" x 10'8"

Kitchen
3.27m x 2.65m
10'9" x 8'8"

Bedroom 2
3.16m x 2.56m
10'4" x 8'5"

Storage Room
2.48m x 2.44m
8'2" x 8'0"

First Floor
Approx 22 sq m / 235 sq ft

Storage Room
Approx 6 sq m / 65 sq ft

Bathroom
2.08m x 1.98m
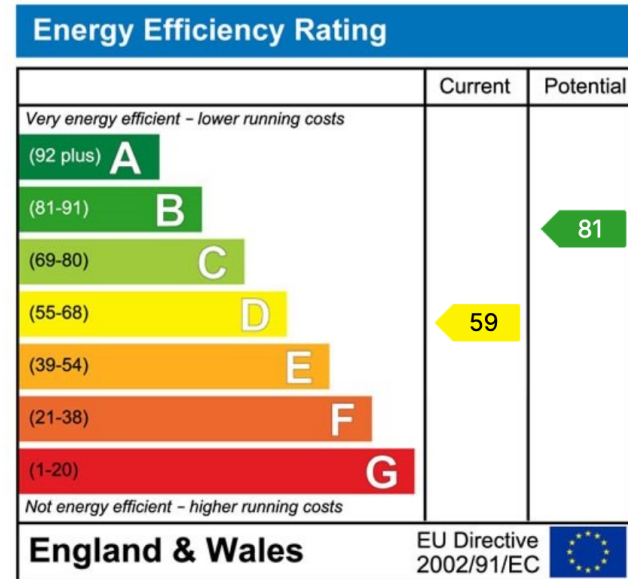6'10" x 6'5"

Ground Floor
Approx 37 sq m / 398 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

- Terrace Cottage
- 2 Bedrooms
- Downstairs Bathroom
- Ample Storage Space
- Village Location
- Garden
- Ideal for a First Time Buyer
- Council Tax C
- EPC D

Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) **A**		
(81-91) **B**		81
(69-80) **C**		
(55-68) **D**	59	
(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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01342 824824
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Crowborough
Forest Row