

# 11 Sunnyside Road

Rusthall • Tunbridge Wells • Kent • TN4 8RB





# 11 Sunnyside Road

Rusthall • Tunbridge Wells • Kent • TN4 8RB

**Kings Estates are proud to offer this immaculately presented, light and airy, two-bedroom terraced house which has been extensively refurbished in the popular village location of Rusthall.**

- Immaculate Period Terraced House
  - Two Double Bedrooms
- Spacious Ensuite Bathroom & Ensuite WC
- Two Reception Rooms - Both With Attractive Fireplaces
  - Modern Fitted Kitchen
  - Beautifully Refurbished
- Pretty Enclosed Rear Garden
- Easy Walking Distance of Rusthall High Street
  - Sought After Rusthall Common Position
  - Viewing Recommended

EPC Rating: D



**Tel: 01892 533367**

5 Mount Pleasant Road, Tunbridge Wells, Kent TN1 1NT

E: [tunbridgewells@kings-estates.co.uk](mailto:tunbridgewells@kings-estates.co.uk)

[www.kings-estates.co.uk](http://www.kings-estates.co.uk)



## DESCRIPTION

Kings Estates are proud to offer this immaculately presented, light and airy, two-bedroom terraced house which has been extensively refurbished in the popular village location of Rusthall.

The accommodation comprises of a bright and airy sitting room with wooden floors, bay window and a coal effect gas fire with an ornate surround and hearth. The dining room again has a wooden floor, a window overlooking the garden and a feature fireplace. There is also a useful understairs cupboard with shelving and a door to the kitchen.

The cottage style kitchen has a side aspect stable door and a window, and comprises of a range of wall and base units with roll top worksurfaces, inset Butler sink with mixer tap, and appliances including an integrated electric self-cleaning Bosch oven, four-ring gas hob and matching Bosch chimney cooker hood. There is also space for a freestanding fridge/freezer.

On the first floor there are two well proportioned bedrooms. The master bedroom to the rear has a window overlooking the garden and a built-in corner wardrobe with hanging rail. The master bedroom opens to the luxurious and spacious family bathroom which has a panel enclosed bath with centre mounted mixer tap and a shower & screen over, a pedestal wash hand basin with a mixer tap, a low level WC and a tall chrome heated ladder style towel rail.

The second bedroom at the front of the house also has a built-in wardrobe and benefits from its own cloakroom / cupboard which has a low level WC, wall mounted wash hand basin and plenty of built-in shelving.

The pretty rear garden is mainly laid to lawn with shrub and flower borders. There is also a small block paved patio area and a path leading to a useful storage shed at the rear of the garden. Adjoining the house is an outside WC with a frosted window, wall mounted wash hand basin and high level WC.



## OTHER INFORMATION

COUNCIL TAX BAND - C - (Tunbridge Wells Borough Council)  
TENURE - Freehold

We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 Kings Estates (the agent) has not tested any apparatus, equipment, fixtures and fittings or services and therefore cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their own solicitor or surveyor. References to the tenure of a property are based on information supplied by the vendor. Kings Estates has not had sight of the title documents. Items shown in photographs are NOT included unless specifically mentioned within the written sales particulars. They may however be available by separate negotiation, please ask us at Kings Estates. We kindly ask that all buyers check the availability of any property of ours and make an appointment to view with one of our team before embarking on any journey to see a property.



**Approx. Gross Internal Floor Area 750 sq. ft / 69.70 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008** Kings Estates (the agent) has not tested any apparatus, equipment, fixtures and fittings or services and therefore cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their own solicitor or surveyor. References to the tenure of a property are based on information supplied by the vendor. Kings Estates has not had sight of the title documents. Items shown in photographs are NOT included unless specifically mentioned within the written sales particulars. They may however be available by separate negotiation, please ask us at Kings Estates. We kindly ask that all buyers check the availability of any property of ours and make an appointment to view with one of our team before embarking on any journey to see a property.





  
**KINGS ESTATES**  
PROFESSIONALS IN PROPERTY

[www.kings-estates.co.uk](http://www.kings-estates.co.uk)