



Sunnyside Road, Rusthall, Tunbridge Wells


Your local independent Estate Agent

3 Bedrooms

Mid Terrace

Front & Rear Gardens

Village Location

Views over Rusthall Common

Potential to Extend (STP)

Located in the heart of Rusthall village is this lovely, 3 bedroom, family home.

Approaching this quaint, terraced property you will notice a pretty front garden, with a path leading to the front door. Just inside the front door, you will find yourself in the living room which boasts a beautiful bay window providing an abundance of light into the room. This room offers a feature fireplace adding to the cozy feel of the property.

Heading through the property, there is a spacious dining room benefitting from under stairs storage. Leading on from the dining area, is the galley style kitchen providing a selection of both wall mounted and floor level cupboards in addition to some built in appliances. Accessed via the modern fitted kitchen, and located at the rear of the property, is the fresh and modern family bathroom offering a shower over the bath.

The first floor of the property comprises 2 double bedrooms, and a further single bedroom that is accessed via the second bedroom.

Subject to planning, the loft offers opportunity to extend as it is partially boarded and has velux windows.

To the rear of the property is a generous garden boasting both lawn and paved areas making it perfect for family BBQ's and summer entertaining.

Rusthall village offers a wide range of amenities including a butchers, bakers, chemist, hardware store and health shop. Should you ever need to leave the village, there is a reliable bus service running into the Tunbridge Wells Town Centre, where you will find the train station, an array of pubs, bars and restaurants and a good selection of shops. Tunbridge Wells is renowned for its fantastic Secondary and Primary schools, making it popular for families.

MORE PROPERTIES REQUIRED IN ALL AREAS

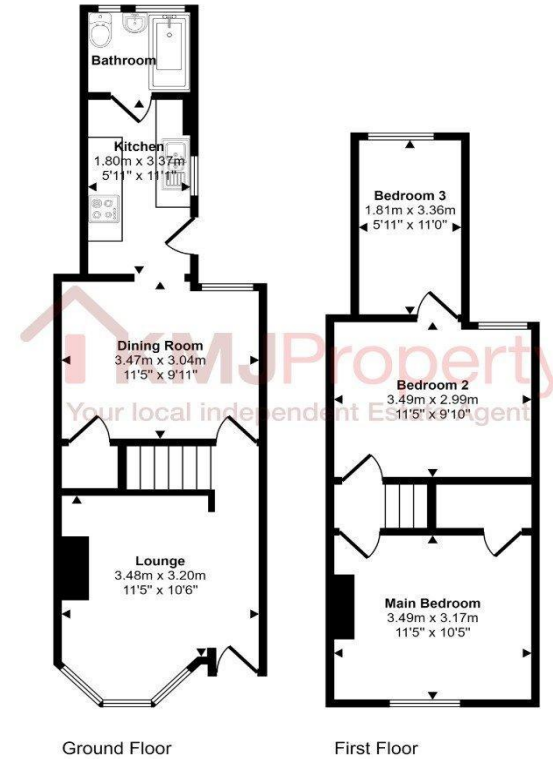




Notes

What3Words - ///puts.cries.portfolio From our office in Rusthall, proceed along the Rusthall Road in the direction of Tunbridge Wells, after the staggered crossroads, turn left into Sunnyside Road and the property will be found on your left hand side in front of the green.

Council Tax Band C - Freehold



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 Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			81
(55-68) D	61		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales	EU Directive 2002/91/EC		

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01892 515188

01342 824824

Offices in Tunbridge Wells, Crowborough & Forest Row

sales@kmjproperty.co.uk

www.kmjproperty.co.uk