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Sunnyside Road, Tunbridge Wells, Kent

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Recently Renovated Throughout

Council Tax Band B, EPC E

Traditional Victorian Features

Walking Distance to Town Centre

Low Maintenance Courtyard Garden

Downstairs Bathroom

Rusthall Village Location

Private Road

2 Bedroom Victorian Property

Noting this property boasts 2 bedrooms plus a versatile extra space that is a loft room. Nestled on a tranquil, private road behind Rusthall Common, this charming Victorian terraced property offers two bedrooms (and a versatile loft room) and is just a brief 5-minute stroll from the village centre.

The exterior has been recently refreshed with a fresh coat of paint, giving the property a crisp and inviting appearance.

Conveniently on-street parking is readily available within walking distance of the property, if not directly outside.

This property has undergone a complete renovation, achieving a modern finish while preserving its traditional cottage charm.

It boasts both front and rear entrances. The front door opens into a well-lit living room adorned with polished wooden floors and a captivating feature fireplace, creating a warm and traditional ambiance. The ground floor of the property showcases beautifully exposed wood flooring, expertly preserved during the renovation. The living room seamlessly transitions into the recently updated kitchen, which offers ample storage space and room for a dining table and chairs. Off the kitchen, you'll find a modern fitted bathroom with a shower over the bathtub.

The first floor of the property hosts two bedrooms, both featuring charming fireplaces and built-in storage. The second floor reveals a versatile loft room, accessible through the second bedroom. The kitchen leads to a covered porch area and onward to a low-maintenance courtyard garden bathed in westerly sunlight. A garden gate provides access to an alley with pedestrian access back to the road.

Rusthall Village boasts a variety of handy amenities, including an independent hardware store, bakery, butchers, library, chemist, and health store. The village also provides easy access to Tunbridge Wells Town centre, reachable by the 281 bus that runs every 12 minutes. Tunbridge Wells itself is a vibrant and historic town offering a wealth of restaurants, bars, cafes, and diverse shops.

MORE PROPERTIES REQUIRED IN ALL AREAS



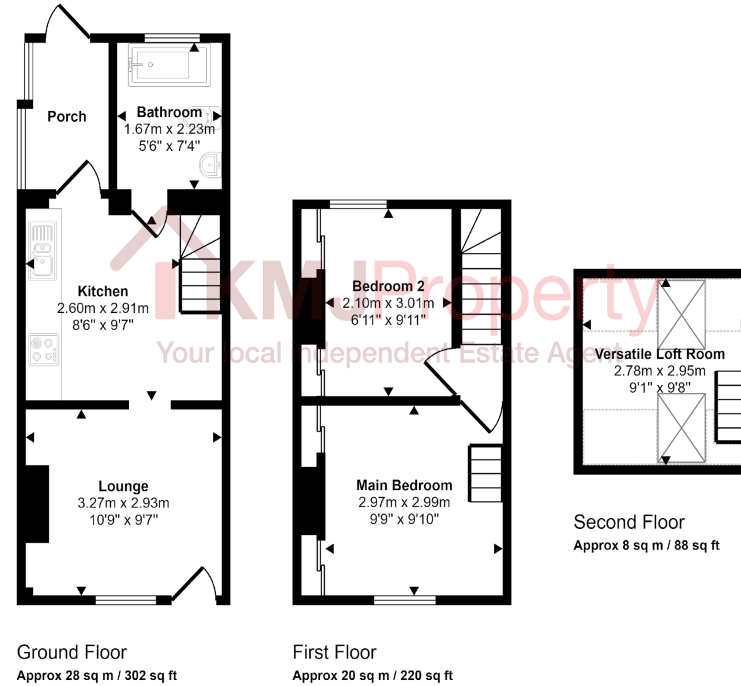


Notes

What three words: //inversion.habits.listening With our office on your right, proceed up the High Street, turn left onto Sunnyside Road, then follow the road round until the property is on your left.

Council Tax Band B - Freehold

Approx Gross Internal Area
57 sq m / 611 sq ft



Denotes head height below 1.5m

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		48	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales	EU Directive 2002/91/EC		

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