

90 Erskine Park Road, Rusthall







# 90 Erskine Park Road, Rusthall TN4 8UG

*Stylish Period 3-Bedroom Family Home*

## Accommodation Summary

- Semi-detached Victorian house
  - 3 bedrooms
  - Living room
- Kitchen/dining room
  - Conservatory
  - Bathroom
- Shower/utility room
- Garden studio and storeroom
  - South facing garden
  - Sought after location



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This charming semi-detached Victorian house is set on a popular residential street in Rusthall village.

As it is only a stone's throw away from the centre of Tunbridge Wells with its excellent commuter links, bustling shops and café culture it really delivers the best of both worlds.

Retaining much of its original charm and character, including period fireplaces and high ceilings, it has the benefit of a family friendly layout and a garden studio.

Its smart period red brick exterior with covered porch is set back from the road by a low brick wall, a wooden gate to the side for rear garden access.

A part glazed entrance door welcomes you into a bright hallway with warm wooden flooring.

To the right is the beautiful living room with wooden flooring, a high ceiling and period detail. Light pours into the room from the large double-glazed front sash windows.

Along the hallway to the rear is the kitchen/dining room. The dining room itself, is linked seamlessly by the same warm wooden flooring and has plenty of space for a large dining table and chairs. Behind, the kitchen is a perfectly planned area with wooden worktops that contrast beautifully with painted wooden cabinetry, top and bottom. A sink is placed under the windows and an enclosed lobby to the side has garden access and is perfect for muddy boots and paws.

A utility cloakroom with shower facilities is a fantastic addition for a family.

The conservatory at the rear brings the outside in offering comfort and play in equal measure as you are warmed by the sun.

Climbing the carpeted stairs to the first floor landing with a clever fitted desk and book shelf unit, there are three bedrooms and a family bathroom. The master bedroom stretches the width of the house and is flooded with light from its two front windows.

The other bedrooms are immaculate and bright. The modern bathroom with shower over the bath completes the floor.

This fantastic family home has the advantage of a lovely low maintenance rear garden that is safely enclosed for children and pets and laid mainly to lawn with a large paved terrace at the rear of the house, perfect for summer entertaining.

A superb addition is the garden studio and storeroom. The studio has a very homely feeling with wooden effect flooring and plenty of space to work or play with glazed doors overlooking the garden.

This fantastic Victorian property has been sympathetically transformed into an elegant family home. A must see!







**Covered opaque part glazed entrance door with glazed top light panel above, which opens into:**

**Entrance Hall:** wooden flooring, radiator and doors opening into:

**Living Room:** 11`1 x 13`6 front aspect double glazed sash windows, wooden flooring, fitted alcove cupboard and open shelving and fitted low level cupboard housing the meter.

**Kitchen/Dining Room:** 14`4 x 19`19 side aspect double glazed windows, part glazed side aspect door opening into the lobby, rear aspect door opening into the shower/utility room, open wall recess with space for fridge/freezer, a mix of wooden and tiled flooring, period fireplace with painted mantle and tiled hearth, radiator, tiled splash backs and stainless steel sink with drainer and mixer tap. There is a selection of painted wooden eye and base level units with wine rack, wooden work tops and room for a table and chairs. There is space for a dishwasher, an integrated Neff oven, Neff induction hob and stainless steel Neff extractor. At the rear of the dining area it opens into:

**Conservatory:** 9`11 x 10 wrap around windows, tiled flooring, radiators and side aspect French doors opening into the garden.

**Shower/Utility Room:** low level WC, wall hung wash hand basin with mixer tap, space and plumbing for appliances, part tiled walls, wall cupboard housing the Worcester boiler, walk in shower cubicle with wall mounted shower attachment and side aspect Velux window.

**Lobby:** side aspect window, front aspect part glazed door opening into the side return and space for coats and shoes.



**First floor landing with fitted desk unit and book shelving, cupboard housing the water cylinder, ceiling loft access hatch into boarded loft and doors opening into:**

**Bedroom 1:** 14`4 x 11`10 front aspect double glazed windows, period fireplace, fitted cupboard with shelving and radiator.

**Bedroom 2:** 14`4 x 6`4 side and rear aspect double glazed windows and radiator.

**Bathroom:** side aspect double glazed window, panel enclosed bath with mixer tap, wall shower attachment and glass shower screen, vanity unit with wash hand basin with mixer tap over and cupboard under, low level WC, heated towel rail, part tiled walls and tile effect laminate flooring.

**Bedroom 3:** 8`6 x 7`1 side aspect double glazed window, fitted bookcase and radiator.

**Outside:** to the front of the property is a low brick wall with wooden gate, a decorative gravelled area behind, a wooden gate to the side for rear garden access and an original tiled pathway to the front entrance door. To the rear there is a large paved terrace with paved steps rising to an area of lawn. There is perimeter wooden fencing on all sides, some planting, a wooden shed and a storage room to the rear of the house.

**Garden Studio:** 13`5 x 9`10 front aspect glazed doors, wooden effect flooring, lighting and electricity.

**Storeroom:** 5`11 x 9`10 front aspect door.

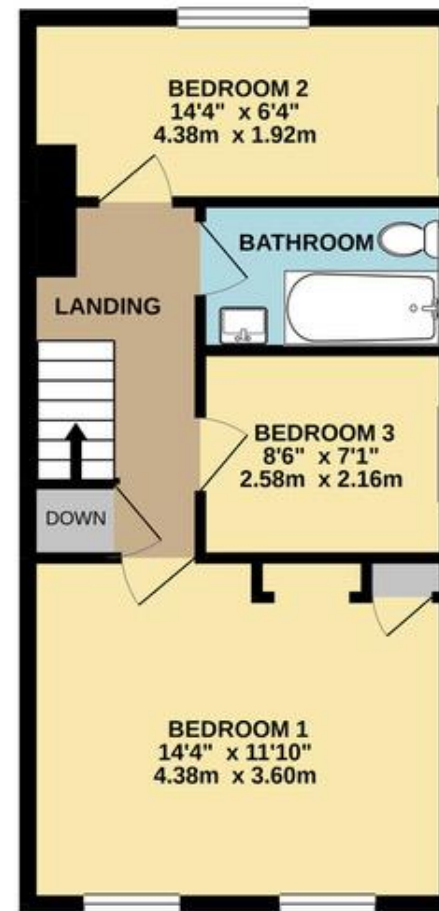




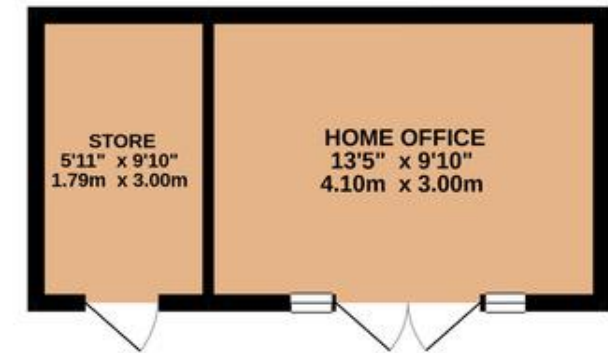
GROUND FLOOR  
583 sq.ft. (54.2 sq.m.) approx.



1ST FLOOR  
429 sq.ft. (39.8 sq.m.) approx.



ENTRANCE FLOOR  
190 sq.ft. (17.6 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>49</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 Plus) <b>A</b>		<b>80</b>
(81-91) <b>B</b>		
(69-90) <b>C</b>		
(55-58) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>44</b>	
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

TOTAL FLOOR AREA : 1202 sq.ft. (111.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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**General:**

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

Council tax: Band D (£1,876.00)

EPC: E (49)

**Area Information:** Rusthall, Tunbridge Wells

Rusthall is a charming semi-rural village approximately 2 miles to the west of the centre of Tunbridge Wells town centre.

The village itself has its own local convenience stores, pubs and a cricket green and benefits from open countryside and sprawling woodland on its doorstep.

Tunbridge Wells, steeped in royal history and architectural heritage, also provides a wealth of modern day shopping, entertaining and recreational facilities. As it is a mere 30 miles south of London and sits amidst glorious Kent countryside it is a highly sought after area for property owners.

Tunbridge Wells' historic Pantiles offers a vibrant al fresco café culture with independent boutiques stretching up to the old High Street. Your every shopping need is satisfied, however, as the more modern day Royal Victoria Place Shopping Centre offers comprehensive shopping facilities from department stores and national chains.

Excellent local primary schools such as Holmewood House and Claremont School sit alongside the highly regarded and sought after girls' and boys' grammar schools. With a number of additional exceptional state secondary schools in its borough and the renowned Tonbridge and Sevenoaks Schools on its doorstep, parents are definitely spoilt for choice.

Recreational amenities such as Dunorlan and Grosvenor Parks, Calverly Grounds, the Assembly Hall Theatre, Nevill Golf Club and St Johns Sports Centre offer an abundance of leisure facilities.

Tunbridge Wells mainline station, which is approximately 1.5 miles away, has a fast and frequent train service into central London and is a commuters dream as even in off-peak there are up to four trains an hour to London Charing Cross in 50 minute journey times or less.





