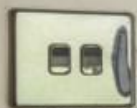


6 Apsley Street, Rusthall, Tunbridge Wells







# 6 Apsley Street, Rusthall, Tunbridge Wells TN4 8NU

*Pretty 3-bedroom period house with attached studio in sought after village location*

## Accommodation Summary

- Detached house (1900 built)
  - 3 bedrooms
- Kitchen/breakfast/dining room
  - Living room
  - Bathroom
  - Attached studio
  - Pretty garden
- Sought after village location
  - Close to popular schools
- Walking distance of local woodlands, Rusthall Common and Tunbridge Wells Town Centre and Station



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This beautiful period house is neatly tucked away from the road and enjoys an idyllic private setting.

Wooden gates open to reveal a peaceful oasis with well chosen plants and trees, including palm and acer, providing a tropical feel with splashes of colour. Two paved terraces sit on different levels beside the house offering perfect seating and dining areas to extend your living space into the garden in the warmer months. There is an area of lawn, a stone enclosed pond and wooden storage making the garden, which is safely enclosed for children and pets, perfect for all your needs.

Stepping inside, the stylish and streamlined kitchen is well designed with plenty of Shaker style cabinets topped with contrasting Quartz work tops making it a cook's dream. There is space for a large range oven with a stainless steel splashback and extractor above, an integrated fridge/freezer and room for additional appliances. The sink is placed under the window and a peninsula breakfast bar is perfect for your morning coffee. The cleverly defined dining area at the far end has plenty of room for a table and chairs and a mirrored opening in the chimney breast enhances the feeling of space that the room delivers on.

At the front is the living room with dual aspect windows bringing in light and garden views in equal measure making it a very welcoming space.

Climbing the stairs to the first floor there are three bedrooms, two doubles, and all with windows with fantastic views.

The modern bathroom is beautifully finished with a tiled panel enclosed bath with rainwater shower head above and a vanity unit with double wash hand basins.

Outside and attached is the studio with a vanity wash hand basin, lighting and electricity. It is a versatile space and could be used as a home office, a studio for your creativity, a playroom for children or a reconfigured habitable space, depending on your needs.

This fantastic home is within walking distance of the village's local amenities and primary school but it is also a stone's throw away from the centre of Tunbridge Wells with its excellent commuter links, bustling shops, and café culture so it really delivers the best of both worlds. A must see!







**Kitchen/Breakfast/Dining Room:** front aspect double glazed window, front aspect part glazed entrance door, Quartz worktops, eye and base level Shaker style cupboards, pull out cupboard, pull out bins, larder cupboard, integrated fridge/freezer, space and plumbing for washing machine, space and plumbing for dishwasher, space for range cooker, stainless steel extractor, stainless steel splashback, 1 ½ sink with mixer tap, open under counter space (currently used as a pet feeding area), open shelf, peninsula breakfast bar over hang with space for 3 bar stools, mirrored opening in chimney breast, fitted open shelf unit, space for table and chairs, radiator in decorative cover, fitted under stair cupboard with hanging space for coats and plumbing for potential toilet facility, wooden effect flooring.

**Living Room:** front and side aspect double glazed windows, fitted open wall shelves, radiator.

**Bedroom 1:** front and side aspect double glazed windows, radiator.

**Bedroom 2:** front and side aspect double glazed windows, radiator.



**Bathroom:** vanity unit with double wash hand basins with mixer taps and drawers under, tiled panel enclosed bath with rainwater shower head, hand held shower attachment, mixer tap, glass shower screen, concealed cistern WC, airing cupboard housing the boiler, loft access, tiled walls and flooring.

**Bedroom 3:** rear aspect double glazed window, radiator.

Attached Studio: front aspect glazed door, front aspect window, vanity unit with wash hand basin and mixer tap and cupboard under, lighting, electricity.

**General:**

Tenure: Freehold

Local authority: Tunbridge Wells Borough Council

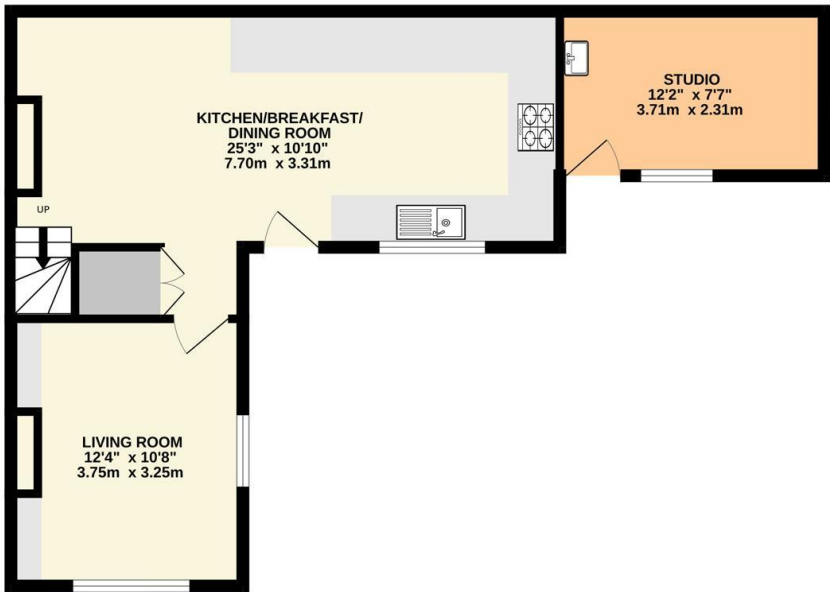
Council tax: Band D (£2,347.00)

EPC: F (38)

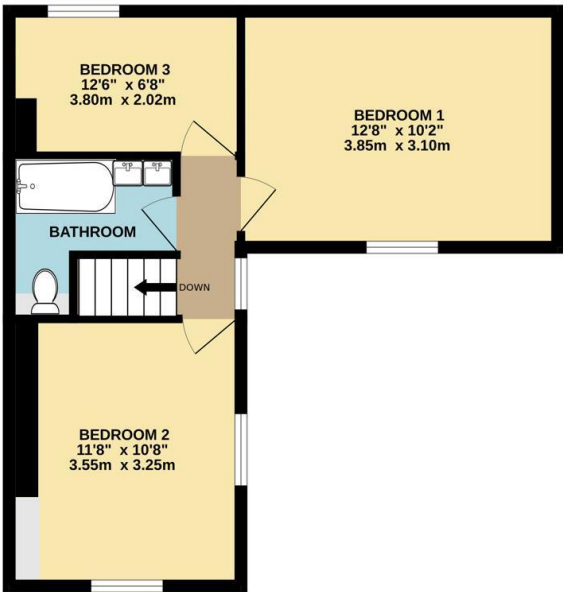




GROUND FLOOR



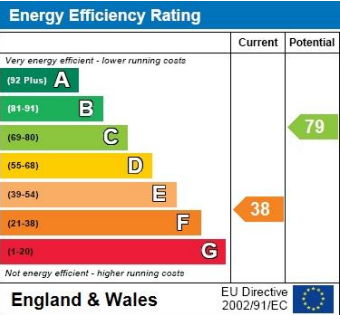
1ST FLOOR



APPROX TOTAL AREA INCLUDING STUDIO 91.1 SQ.M / 981 SQ.FT

TOTAL FLOOR AREA : 981sq.ft. (91.1 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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**AREA INFORMATION:** Rusthall, Tunbridge Wells, Kent

The property is set in a charming semi-rural village, approximately 2 miles to the west of Tunbridge Wells town centre.

The village itself has its own local convenience stores, bakery, popular primary school, pubs, and a cricket green. It also benefits from open countryside, sprawling woodland and its common with sandstone rocks on its doorstep.

Tunbridge Wells, steeped in royal history and architectural heritage, provides a wealth of modern-day shopping, entertaining and recreation 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 can also be met by the comprehensive range of department stores and national chains at the Royal Victoria Place Shopping Centre.

Excellent local primary schools such as Langton Green Primary, Rusthall St Paul`s Primary, Holmewood House and Claremont School sit alongside the highly regarded and sought after girls` and boys` grammar schools. With a number of exceptional state secondary schools in the borough and the nearby Tonbridge and Sevenoaks Schools, parents are definitely spoilt for choice.

Recreational amenities include Dunorlan and Grosvenor Parks, Calverley Grounds and the Assembly Hall and Trinity theatres. Nevill Golf Club, St Johns Sports Centre and local rock climbing offer an abundance of sporting facilities.

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

Road links to the M25, Gatwick and Heathrow Airports are accessible via the A21 which lies just north of Tunbridge Wells.





