



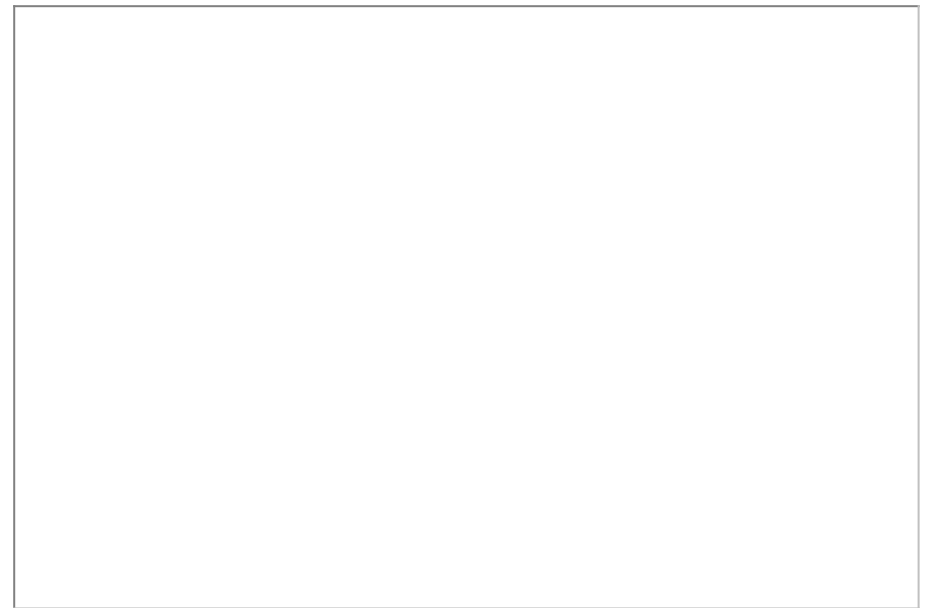
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 **KMJProperty**
Your local independent Estate Agent

Erskine Park Road, Tunbridge Wells

£200,000

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OPEN DAY - 20th December (By Appointment Only)

As you approach this two-bedroom project property, you are welcomed by a neat front courtyard, offering a tidy entrance.

The front door opens directly into the living room, a bright, well-sized space with a large front-facing window allowing plenty of natural light to fill the room.

At the rear, the kitchen-diner offers ample space for dining and access to the garden via a small porch. The kitchen requires a full cosmetic upgrade. Adjacent to the kitchen, there is a practical WC with a toilet and basin, providing added convenience on the ground floor.

Upstairs, the main bedroom is a generously sized double, complete with built-in storage and abundant natural light. The second bedroom also benefits from built in storage and plenty of light.

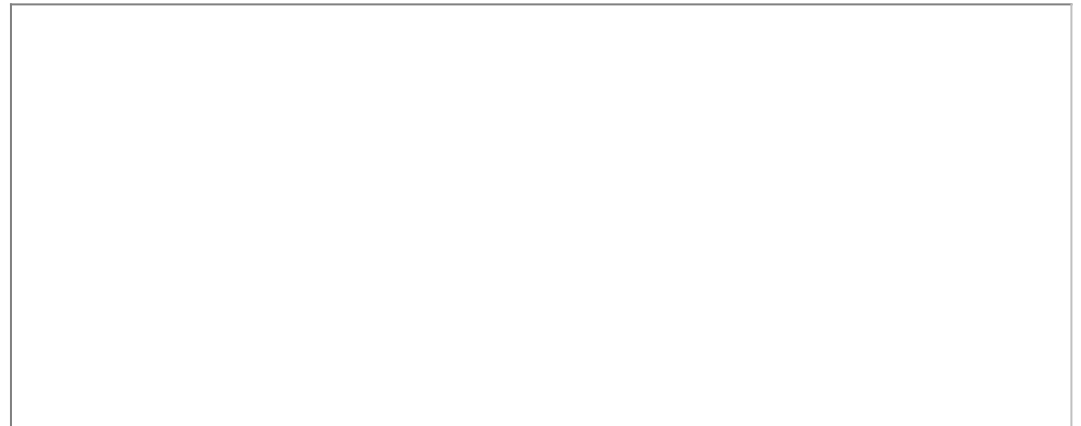
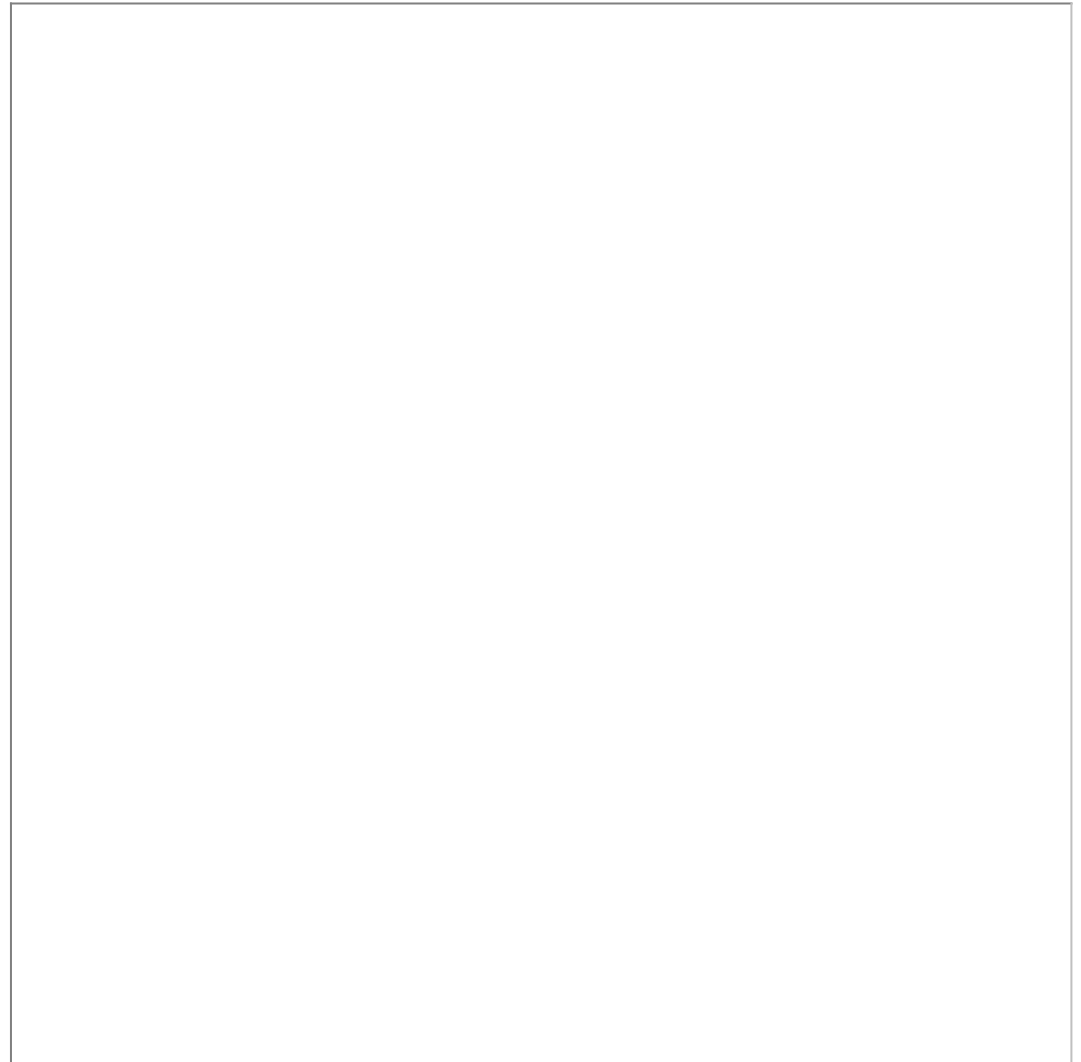
The bathroom, fitted with a shower over the bath, basin, and WC, is currently only accessible through the main bedroom and may benefit from reconfiguration for improved practicality.

The rear garden is accessed via the porch and offers a large, enclosed outdoor space, ideal for relaxing.

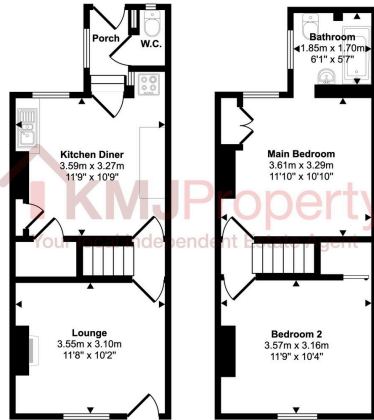
This property offers a fantastic opportunity for those looking to take on a renovation project.

Nestled in the heart of Rusthall, this property benefits from an enviable location. Rusthall High Street is just a 2–3-minute walk (0.1 miles) away, offering a variety of local amenities, including shops, a pharmacy, and a post office, providing everything you need for daily convenience. For a broader selection of shops, restaurants, and entertainment options, Tunbridge Wells Town Centre is only 1.5 miles away, a short 5–7-minute drive.

Rusthall Common, just 0.3 miles away (5–7 minutes' walk), offers a peaceful spot for walks or picnics. Families will appreciate the proximity of Rusthall St Paul's CofE Primary School, only 0.2 miles away (5 minutes' walk). Commuters are well-served by Tunbridge Wells Station, 1.5 miles away (5 minutes by car), offering direct trains to London Charing Cross in an hour.



Approx Gross Internal Area
61 sq m / 661 sq ft



Ground Floor
Approx 31 sq m / 333 sq ft

First Floor
Approx 30 sq m / 328 sq ft

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 Snaggy 360.

- NO CHAIN
- Project Property
- Downstairs WC
- Front Courtyard
- Council Tax Band: C
- Mid Terrace
- 2 Double Bedrooms
- Sought After Location
- EPC: D

