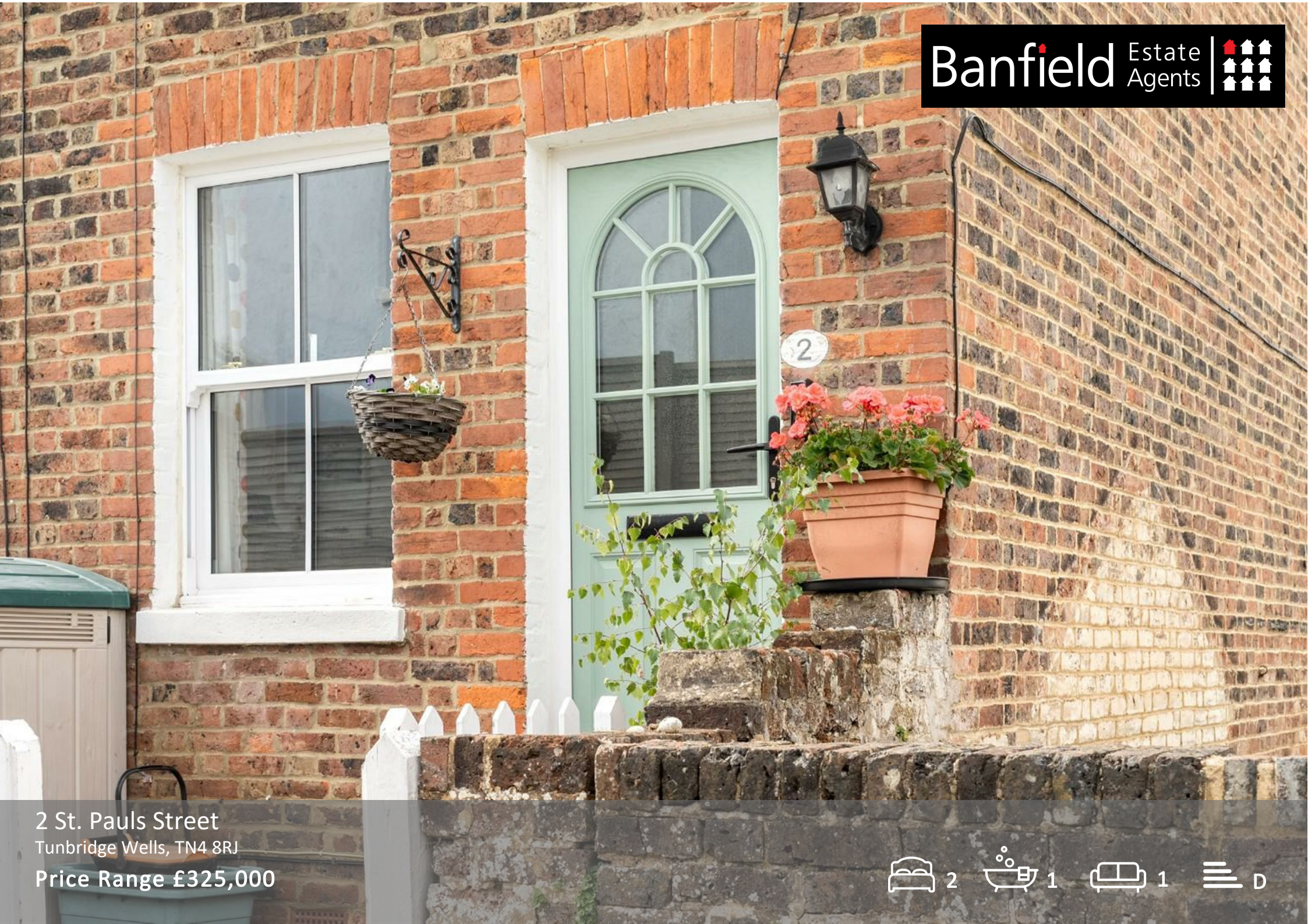

2 St. Pauls Street

Tunbridge Wells, TN4 8RJ

Price Range £325,000

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PRICE RANGE: £325,000 - £350,000

A Characterful Victorian Home in the Heart of Rusthall

2 Bedrooms | Potential to Extend | Stylish Interiors | Private Garden

Lovingly restored by its current owners, this beautifully presented end-of-terrace Victorian home effortlessly combines timeless character with modern comfort. Set behind an attractive exposed brick façade, its charming kerb appeal is matched by a warm and inviting interior, ready for its next chapter.

Step inside to a light-filled reception room, where a large sash-style window bathes the space in natural light. A striking feature fireplace adds warmth and charm, creating an ideal setting for relaxing evenings or entertaining guests.

To the rear, a spacious kitchen and dining area blends classic charm with modern convenience. The dining space is perfect for family meals or casual entertaining, complemented by handy understairs storage. Beyond, the stylish bathroom features a full-size bath with shower over, sleek contemporary tiling, and a door leading to the garden.

Upstairs, two generously sized double bedrooms offer peaceful retreats. The principal bedroom boasts a large sash window and ample space for furniture, while the second enjoys garden views and built-in storage. The fully boarded loft, complete with skylight and electrics, offers exciting potential to create a third bedroom or home office (subject to the usual planning permissions).

Outside, the secluded rear garden offers a tranquil escape, with a paved patio area and borders providing privacy throughout the seasons, perfect for a quiet morning coffee.

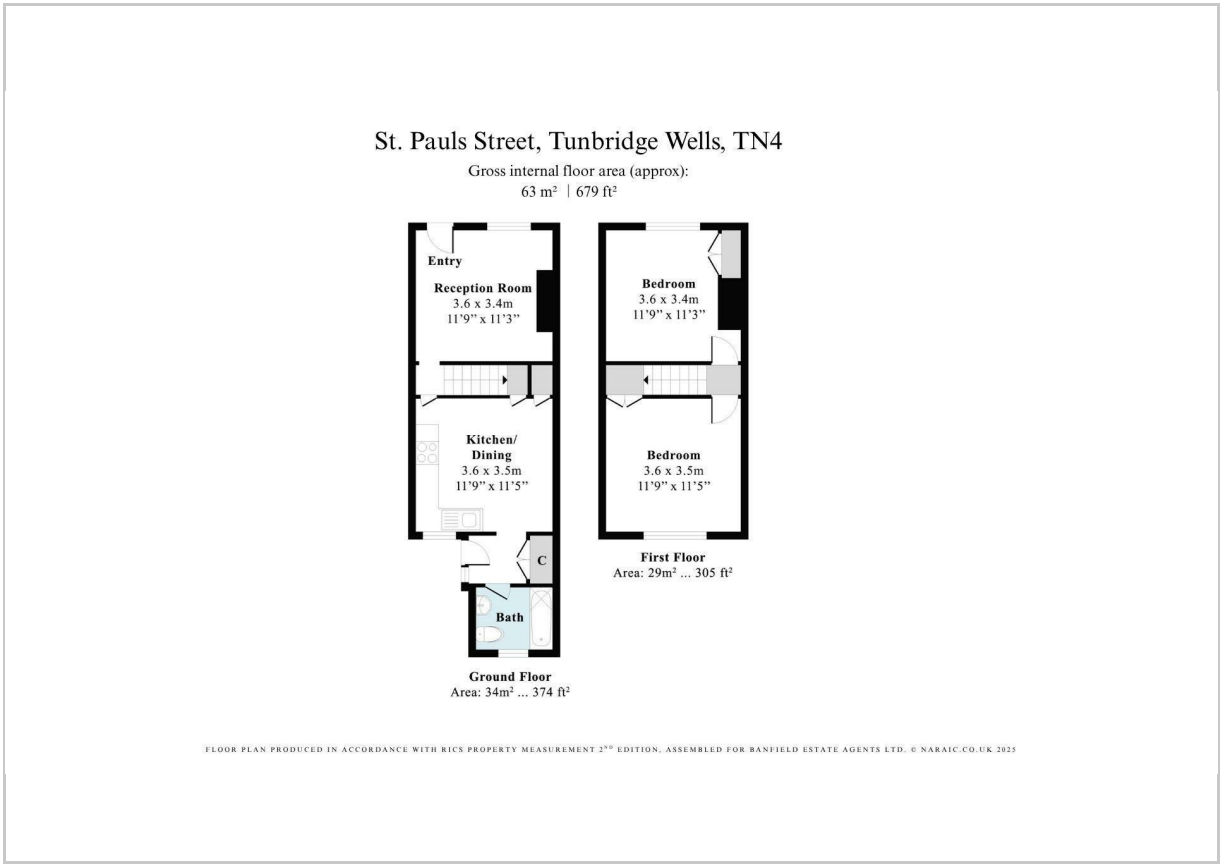
A Lifestyle Location

Perfectly positioned in the vibrant heart of Rusthall village, this home is surrounded by an array of independent shops and everyday conveniences—from a local bakery and butchers to a library, health food store, beauticians, barbers, jewellers and a primary school, all just a short stroll away.

Royal Tunbridge Wells is only minutes by car, offering an excellent choice of shopping, dining, and leisure facilities, along with access to some of Kent’s most prestigious schools. The mainline station connects directly to London and the South Coast, making this an ideal base for commuters.

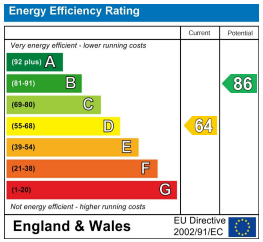
Whether you’re a first-time buyer, downsizer, or investor, this charming Victorian home offers the perfect blend of style, comfort, and convenience, with scope to grow.

Floor Plan



Area Map

Energy Efficiency Graph



Viewing

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