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Southwood Road, Tunbridge Wells

Offers Over £260,000

1 1 1



This well presented one-bedroom home is perfect for first-time buyers or anyone who is downsizing with a private rear garden and parking in a sought after village location.

Upon entering the property, you are welcomed into a bright and spacious open-plan lounge, dining, and kitchen area. Large windows allow plenty of natural light to flow through the space, creating a warm and inviting atmosphere, with space for dining. Convenient under-stairs storage provides additional practicality.

The neutral kitchen is well-equipped with a range of upper and lower storage cabinets, sleek worktops, an integrated oven and hob, and an extractor fan, offering both style and functionality.

Moving to the first floor, the property benefits from a generously sized double bedroom with room for furnishings. A large window enhances the bright and airy feel of the room, creating a relaxing retreat. Also located on this floor is the modern bathroom, finished with tiling throughout and comprising a shower over the bath for added convenience, wash basin, and WC.

Externally, the rear garden is designed for easy maintenance and features a lawned area alongside an additional patio space, perfect for outdoor seating, garden furniture, and hosting family and friends during the warmer months.

Nestled close to the local park and picturesque woodland walks, this home is perfect for those who love the great outdoors.

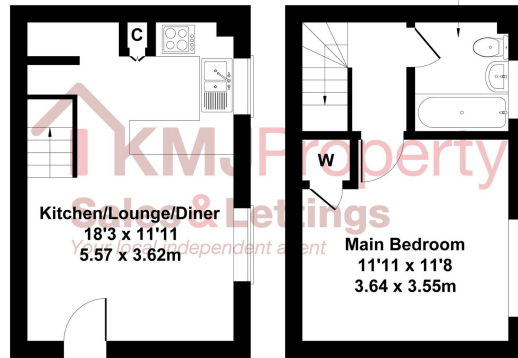
Situated approximately 2 miles West of the Spa Town of Tunbridge Wells, Rusthall offers a wide range of shops and amenities, including; butchers, bakers, hardware shop, general stores, chemist, medical centre, library, post office and Primary School. For a more diverse range of shops, facilities and mainline station, Tunbridge Wells town centre is a short bus ride away serviced by the 281 bus service, which runs approximately every 12 minutes during peak times. There is also a commuter coach which collects locally each day with destinations across London.



134 Southwood Road, TN48UX

Approximate Gross Internal Area
441 sq ft - 41 sq m

Bathroom
6'4 x 5'5
1.92 x 1.65m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

- Village Location
- Garden
- Upstairs Bathroom
- Council Tax Band B
- Parking
- Open Plan Living
- Double Bedroom
- EPC C



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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