



# Alexandre Boyes



25 Apsley Street, Rusthall, Tunbridge Wells, TN4 8NU



**01892 354080**  
[www.alexandre-boyes.co.uk](http://www.alexandre-boyes.co.uk)

Entrance Porch, Dining Room, Sitting Room, Kitchen, Two Bedrooms, Bathroom, Garden.

Located in the picturesque Toad Rock area of Rusthall, this delightful two bedroom cottage offers a perfect blend of character and convenience. Just a short drive from Royal Tunbridge Wells, the property is ideally situated for access to local amenities, countryside walks, and excellent transport links.

Inside the cottage boasts a cosy living space with period features, a well appointed kitchen, and two comfortable bedrooms. A private garden provides a peaceful retreat, perfect for relaxing or entertaining.

This home is ideal for first time buyers, downsizers or those looking for a charming cottage away from the main road in this sought after location.



A copy of the full Energy Performance Certificate is available on request.



**IMPORTANT NOTES**

1. Every care has been taken in the preparation of these particulars but their accuracy is not guaranteed and they do not form part of any contract. Descriptions are given in good faith and as an opinion of the Agents - not as a statement of fact. 2. Measurements are approximate and any reference to any particular use of any part of the property or to alterations is not intended to imply that planning or building regulations or other consents have been obtained. 3. We have not tested any appliances, services, heating systems, fixtures or fittings and so cannot guarantee they are in good working order. Prospective purchasers should undertake their own tests, enquiries or surveys before entering into any commitment. Photographs are reproduced for general information and it must not be inferred that any item shown is included in the sale. 4. These particulars are issued on the understanding that all viewings and negotiations are conducted through the Agents.

