



WOOD & PILCHER



- 2 Bedroom First Floor Apartment
- Private Roof Terrace
- Sitting Room, Kitchen/Diner
- Substantial Communal Gardens
- Single Garage & Allocated Parking
- Energy Efficiency Rating: D

Trulls Hatch, Argos Hill, Rotherfield

£325,000



Flat E, Trulls Hatch, Argos Hill, Rotherfield, East Sussex, TN6 3QL

Forming part of this large former country mansion is this immaculately presented and impressive well-proportioned 2 bedroom apartment offering very comfortable and versatile accommodation within the first floor of one of the 3 wings of this charming property.

SITUATION: Trulls Hatch is a former country estate built c1900 and set in an area of outstanding natural beauty. The entire estate sits within approximately 5 acres of land and benefits from very large landscaped gardens and grounds. The estate is accessed via electric gates.

The spa town of Royal Tunbridge Wells is approximately 7 miles to the north with the favoured Sussex villages of Rotherfield and Mayfield approximately 2 miles away each offering facilities for day to day needs. The larger town of Crowborough is approximately 4.5 miles with Waitrose, Morrisons & Lidl supermarkets. The area is well served with recreational facilities such as Goldsmiths Leisure Centre & Isenhurst Health Club (in Jarvis Brook). There are good Primary & Secondary schools within Crowborough and the outlying villages (inc. Beacon Academy which also offers adult education).

The M25 and wider range road network is within easy travelling distance as is Gatwick International Airport being approximately 25 miles distance. The coast at both Brighton and Eastbourne can be reached within a one hour's drive. Tunbridge Wells, Crowborough (Jarvis Brook), Wadhurst and Frant mainline stations, with frequent services to London and good parking facilities, are situated within a 7 mile radius of the property.

The present accommodation is arranged as follows:

Solid oak front door leading into a communal entrance hall with slate floor and carpeted stairs to a half landing with wooden door to:-

HALLWAY: A light and airy square hallway with 2 Velux windows, radiator, 2 wall lights, door to airing cupboard with tank and shelving.

SITTING ROOM: Being double aspect and including an attractive deep bay/window seat. Roller blinds to both windows which are double-glazed. 2 radiators, 2 wall lights. Storage cupboard with original stripped wooden door.



MASTER BEDROOM: With large double-glazed window fitted with roller blind. Range of bespoke fitted wardrobes with wooden doors. Radiator.

BEDROOM 2: With double-glazed window fitted with slatted wooden blind. Radiator. 2 original linen cupboards with solid wood doors and fitted with shelving.

KITCHEN/DINER: Entered via double doors, this fully fitted kitchen has ample wall and base units, tiled floor, wooden work top, one and half bowl stainless steel sink unit. Integrated dishwasher, washing machine/tumble drier, fridge/freezer. Diplomat gas range cooker with 8 rings, grill & 2 ovens with extractor fan over. Part tiled walls. Space for dining table and chairs. Double glazed door to roof terrace.

BATHROOM: Pedestal wash hand basin, bath with shower over and shower screen, tiled floor, radiator & attractive LED spotlights to ceiling. Opening into separate area with low flush w/c suite, chrome ladder style heated towel rail, storage cupboard and double-glazed window.

PRIVATE ROOF TERRACE: Sunny aspect and ample space for table and chairs, small storage area.

OUTSIDE:

SINGLE GARAGE in block in separate designated car park area with allocated parking for 1 vehicle and further parking spaces. As well as the private roof terrace, the property has the benefit of beautifully maintained and well stocked landscaped gardens which are principally laid to sweeping areas of lawn with a variety of specimen shrubs and trees. There is a bridle path at the end of the garden giving access for walks in the surrounding area.

TENURE: Leasehold with Share of Freehold

AGENTS NOTE: Agent's Note: Service Charge which includes Ground Rent, Buildings Insurance and all sewage costs - £175.88

VIEWINGS: Via Wood & Pilcher on 01892 665666

DIRECTIONS: From Crowborough proceed on the B2110 to Rotherfield. On entering the village, turn left at the Kings Arms Public House onto the B2101 towards Mark Cross. Continue under the railway bridge taking the first turning on the right into Yew Tree Lane continuing to the very end. At the junction Trulls Hatch can be seen on the far side of the road. Enter via the electric gates (which open upon approach) and continue down the drive towards the Main House where visitors parking is designated on the right-hand side.

Important Notice

Wood & Pilcher, their clients and any joint agents give notice that:

They have no authority to make or give any representations or warranties in relation to the property. Any statements on which a Purchaser wishes to rely must be checked through their Solicitors or Conveyancers. These Particulars do not form part of any offer or contract and must be independently verified. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the Property has necessary Planning, Building Regulations or other consents. We have not tested any appliances, services, facilities or equipment and Purchasers must satisfy themselves as to their adequacy and condition. We have not investigated Title, or their existence of any Covenants or other legal matters which may affect the property.

Agent Note: Please note that not everything in the photographs may be included in the sale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	53	76
(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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TOTAL APPROX. FLOOR AREA 833 SQ.FT. (77.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Heathfield
Tonbridge
Crowborough
Southborough
Tunbridge Wells
Letting & Management
Associate London Office

01435 862211
01732 351135
01892 665666
01892 511311
01892 511211
01892 528888
02070 791568

