





- 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

www.woodandpilcher.co.uk



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 a ccessed 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:-

HALLW AY: 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 doubleglazed. 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 sewa ge costs - £175.88

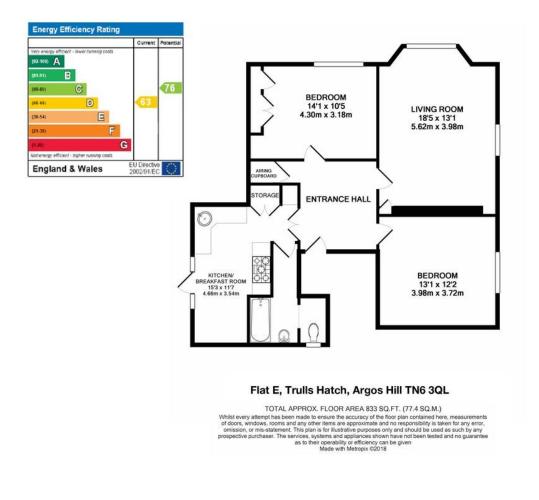
VIEWINGS: Via Wood & Pilcher on 01892 665666

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

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