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Peter Oliver



Argos Hill, Rotherfield, TN6 3QL

- ▼ **Stunning, Spacious Apartment**
- ▼ **3 Bedrooms, 4 Receptions**
- ▼ **2816 Sq Ft of accommodation**
- ▼ **Character Features Throughout**
- ▼ **Private Garden & Communal**
- ▼ **Allocated Parking & Garage**



## EPC RATING

Current:  Potential:  
EPC Awaited

**£800,000**





## Argos Hill, Rotherfield, TN6 3QL

This is not your average three-bedroom apartment. With masses of accommodation across the ground floor wing of a very impressive Victorian country home, this property really stands out from the crowd. Beautifully refurbished and sympathetic to the original design, there are a range of character features on show. Wood panelling, high ceilings, bay windows, traditional leaded light windows, ornate plaster ceilings and cornicing are all proudly on display creating a feel of real elegance and charm. The entrance hallway gives a wonderful first impression as you walk through to the large dual-aspect drawing room with feature fireplace, panelled walls and generous bay window. The room feels vast with high ceilings and an airy spacious atmosphere-perfect for entertaining on a large scale. The beautiful conservatory is a place you will see you spending a lot of time in. It has double doors which lead to a private garden and paved terrace with an enviable vista across manicured communal lawns and mature gardens, of which there are approximately 5 acres. Above the generous kitchen/breakfast room with its central island, is a mezzanine floor being utilised as a home office with two stunning curved roof lights-previously part of the original billiard room. A handy utility room off the kitchen provides space for white goods and the three double bedrooms are magnificent. The master bedroom has a large bay window, ornate plaster ceiling, door leading to the garden and an en-suite shower room. The two further double bedrooms both have an en-suite bath/ shower room. Trulls Hatch is located less than 2 miles from the picturesque villages of Mayfield and Rotherfield with all their amenities plus the larger towns of Crowborough and Tunbridge Wells are easily accessible by car. There are direct trains available to London Bridge, Victoria and Charing Cross from Wadhurst, Tunbridge Wells and Frant. This is a totally unique property with a huge footprint that will endear itself to the new owners for many years to come.

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# Argos Hill, Rotherfield, Crowborough, East Sussex, TN6

Approximate Gross Internal Area = 239.4 sq m / 2577 sq ft

Mezzanine = 22.2 sq m / 239 sq ft

Total = 261.6 sq m / 2816 sq ft

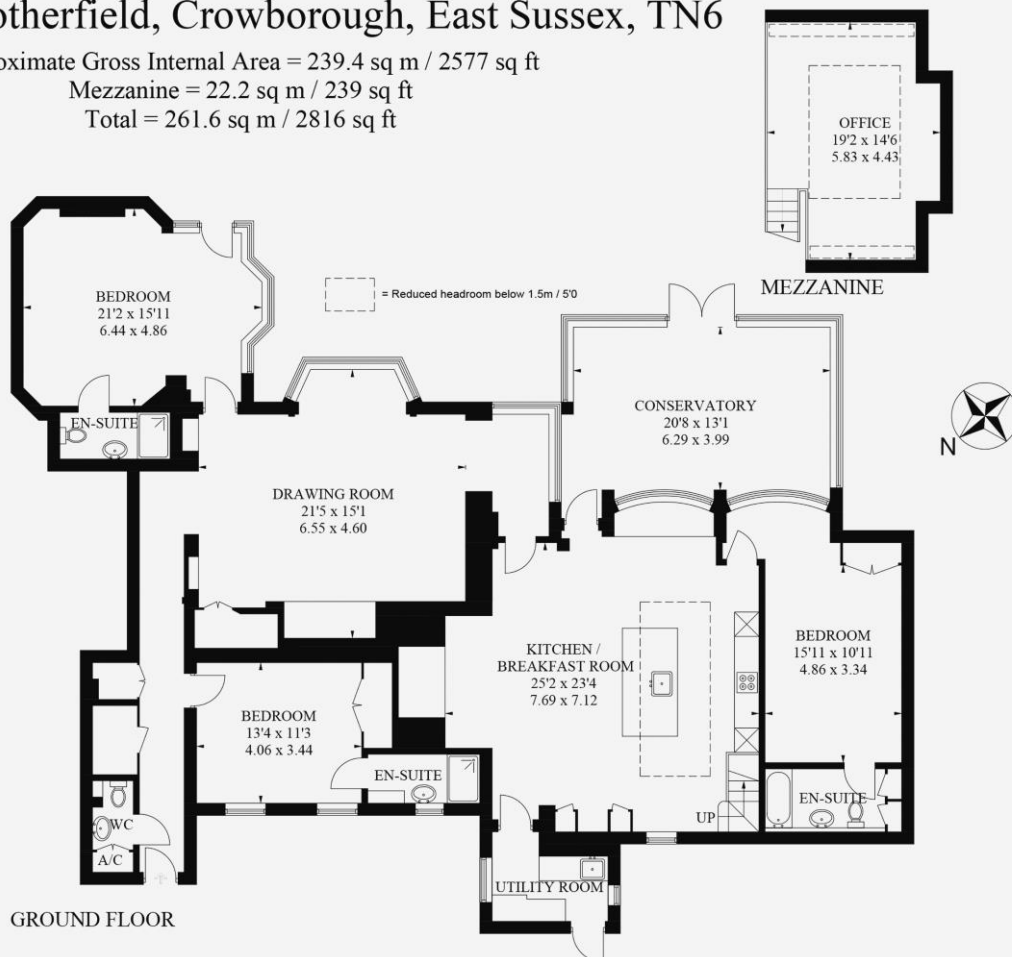
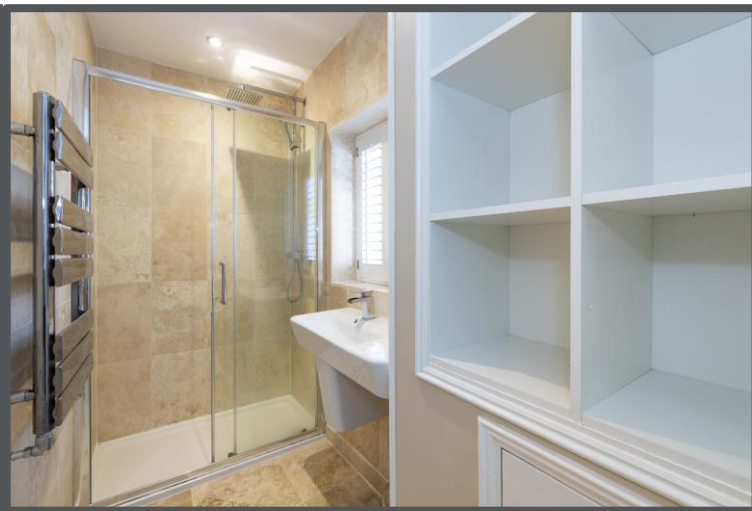


Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID928727)



TENURE: Share of Freehold

MONTHLY SERVICE CHARGE: £354.28

GROUND RENT: NA

COUNCIL TAX BAND: F

LEASE LENGTH: 953 Years

SERVICE CHARGE/RENT REVIEW DATES: TBV

**Details provided by owners and would need to be verified before purchase**

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The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are