



A truly sensational, 'Art and Crafts' style single story residence, offering characterful, light and airy accommodation of approximately 2,000 sq.ft, situated within the converted Trulls Hatch country estate. The apartment enjoys three double bedrooms, two en-suites and a bathroom, a beautiful kitchen and a lovely sized sitting/dining room with a fireplace and views out across communal gardens, and direct access to a private garden. There is also a private parking space and a garage en bloc. NO CHAIN.

EPC Rating: tbc

Offers in the Region of: £795,000 LEASEHOLD

Mayfield Office:

3 Church View House,
High Street, Mayfield,
East Sussex. TN20 6AB

mayfield@burnetts-ea.com
01435 874450

Wadhurst Office:

The Clock House,
High Street, Wadhurst,
East Sussex. TN5 6AA

wadhurst@burnetts-ea.com
01892 782287



3 Trulls Hatch,

Argos Hill, East Sussex. TN6 3QL

Offers in the Region of: £795,000 LEASEHOLD

Trulls Hatch was originally built as an impressive, individual, private country estate occupying a rural setting surrounded by its own gardens, woodland and lake, with direct access to country walks. Nowadays, the estate has been split into impressive apartments and houses, accessed via a gated entrance and long drive. Flat 3 is arguably the most impressive of them all.

The apartment should not be considered an apartment, more a horizontal 'wing' or portion of the building, complete with some stunning original features, such as the 'Arts and Crafts' fireplace in the sitting room, the original panelling to several rooms, the ornate coving and leaded light windows, some with stained glass panes.

The property leads directly out onto a covered veranda, overlooking the park-like communal grounds, plus an open area of raised private terrace, again, making the most of the views over the gardens. The current owners have added their exceptional touches to the property, with a painted kitchen, three brand new bathrooms, and décor throughout.

The garden room has been insulated, with new windows and now forms a hugely useful office/reading room, and the patio was resin bonded and smoothed over for ease of use. The property has also been mainly re-wired, and a Hive heating system is included.

A shared front door leads to a communal entrance with an inner hall and a private door to Flat 3. The inner hall provides a cupboard for coats and shoes, as well as a door to the cellars for the estate.

The entrance hall has the stunning coving, and provides access to the kitchen.

The kitchen is beautiful, with a handcrafted and painted kitchen, complete with a central island, integrated sink and drainer, range cooker, dishwasher and an area of a table and chairs in the large bay window, plus access to a store cupboard. Again, the coving is a real feature in this room, as well as the leaded light window.

The sitting/dining room is a fabulous, bright room, with the sensational 'Arts and Crafts' fireplace to one wall with leaded light windows surrounding it, plus further windows overlooking the garden and communal gardens beyond.

The garden room is off the sitting room, forming an ideal study/reading room, with a new, insulated floor, plus new windows and an electric heater.

The main bedroom is a fabulous room, complete with original panelling, an ornate fireplace and windows to two walls, including a door to the rear garden and offering views onto the grounds beyond. A further door leads into an en-suite shower room, comprising a tiled shower cubicle, WC and basin, tiled floor and radiator.

On the other side of the main hall, a further hallway provides access to the remaining bedrooms. Bedroom

two is another good-sized double, complete with a window overlooking a front area of garden, plus a door to a further renewed en-suite, comprising a shower, WC and basin.

Bedroom three is a smaller double, and also overlooks the front area of garden and has the benefit of fitted wardrobes.

Opposite is a fabulous bathroom, comprising a bath, shower over, WC and basin, tiled floor and part tiled walls, whilst adjacent there is a very useful utility/laundry closet.

The apartment benefits from private rear patio garden which is mainly under a veranda, and laid to resin, with flower bed borders and climbing shrubs, plus a screened storage area. The whole area enjoys views out over the fabulously maintained communal gardens and park-like grounds, with paths and walkways accessed directly from the patio.

In total, the whole country estate enjoys approximately three acres of communal grounds and is accessed by an electronic gated entrance off a long driveway, with a single garage en bloc and allocated parking, plus an electric charging point.

The communal grounds provide direct access to footpaths that lead to Mayfield as well as easy access to the village of Rotherfield.

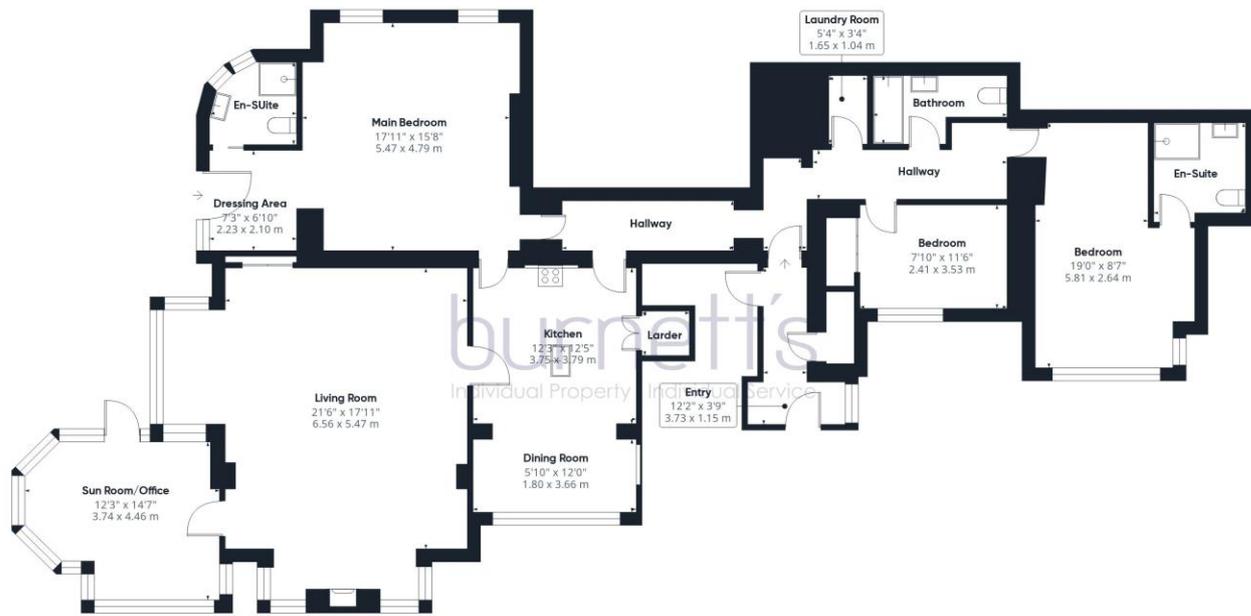
The property is situated in the hamlet of Argos Hill, three miles or so from Mayfield High Street, with direct access to footpaths and bridleways, linking the various lanes to the Village.

The nearest shop is the Cuckoo Line Stores at the bottom of Yew Tree Lane, opposite the entrance to Trulls Hatch. In Mark Cross, one mile distant, is a pub, garden centre with farm shop and excellent primary school and private nursery.

Mayfield, as the nearest village for shopping, provides a small supermarket, butcher, baker, chemist, greengrocer/deli, wine shop, hair salons, clothes shops and post office. There are churches of various denominations, period inns and a Primary School as well as the very well-regarded Mayfield School for Girls. For more comprehensive facilities Royal Tunbridge Wells is approximately 7 miles to the north.

The nearest Main-line Rail Service is at Wadhurst, providing a fast and regular service to London Charring Cross, London Bridge and Canon Street. Crowborough station is also within approximately 4 miles. Gatwick is within 30 miles, and the A21, north of Tunbridge Wells provides convenient access to the M25.

There is an excellent choice of education facilities within the general area catering for both the private and state sector. Nearby leisure facilities include tennis, bowls, numerous golf clubs, sailing at the coast and Bewl Water Reservoir. The village has its own Tennis club as well as many beautiful walks and numerous equestrian pursuits are available nearby.



Approximate total area^m
 1897 ft²
 176.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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MATERIAL INFORMATION:

Council Tax Band F (rates are not expected to rise upon completion)

Mains electricity, gas and water. We understand that there is a shared private drainage system for the properties at Trulls Hatch.

The property is brick, stone and timber construction with tile & rendered upper elevations & a tiled roof. We are not aware of any safety issues or cladding issues. We are not aware of any asbestos at the property.

The property is located within the AONB.

The title has restrictions and easements, we suggest you seek legal advice on the title.

According to the Government Flood Risk website, there is a very low risk of flooding.

Broadband coverage: we are informed that full fibre broadband is available at the property.

There is mobile coverage from various networks.

We are not aware of any mining operations in the vicinity.

We are not aware of planning permission for new houses or extensions at any neighbouring properties.

The property does have low step access and could be accessibility friendly.

LEASE INFORMATION:

We are informed there is the remainder of a 999 year lease from 26.7.1978.

We are informed there is an annual service charge of £4,200.12 per annum.

This covers: the upkeep of the drive, grounds and gardens, communal areas to include lighting, electricity, buildings insurance, sewerage, general repairs and adds to the reserve fund for the main house/apartments.

