



**WOOD &  
PILCHER**

*Sales, Lettings, Land & New Homes*



- Ground Floor Apartment
- Chain Free
- 2 Bedrooms
- Communal Gardens & Patio
- Garage En Bloc & Parking Space
- Energy Efficiency Rating: D

**Argos Hill, Rotherfield**

**£325,000**

[woodandpilcher.co.uk](http://woodandpilcher.co.uk)



### 6 The Gables, Argos Hill, Rotherfield, Crowborough, TN6 3QJ

A fabulous opportunity to purchase a chain free and extremely well presented ground floor apartment set in a beautiful period building to the outskirts of Rotherfield. Upon entry to the property is an extensive area for off road parking for visitors vehicles and a driveway that leads to garages en bloc with private parking spaces in front for each apartment.

The apartment is accessed to the side of the building via a private front door with access into a small hallway with an area for hanging of coats. The extended galley kitchen is dual aspect and includes many of the usual appliances and enjoys views over the communal rear gardens. A bright and airy sitting room benefits from a traditional style fireplace and a big plus are the French doors with direct access out to the communal patio and gardens. An inner hallway includes a good size closet and leads to the main bedroom with built-in wardrobes, a good size second bedroom, and shower room. A particular feature of this property are the beautifully well maintained communal gardens with stunning far reaching countryside views, perfect for enjoying the outdoors.

Double glazed composite door opens into:

**ENTRANCE HALL:**

Coats hanging area, wall light, smoke alarm, tiled flooring, radiator and double glazed window to side.

**SITTING ROOM:**

Attractive fireplace with gas fire insert, marble cheeks, hearth and wooden mantle, two radiators with traditional style covers, fitted carpet, set into a bay are double glazed windows with fitted blinds and French doors open out to a large paved York stone patio and garden beyond.



**KITCHEN:**

Shaker style range of high and low level units with Quartz effect roll top worksurfaces and a stainless steel sink. Appliances include an eye level fan assisted oven with grill above, 4-ring gas hob and a selection of integrated items to include a dishwasher, washing machine, low level fridge and low level freezer. Breakfast bar, high level cupboard housing recently installed Gloworm boiler, radiator, tiled flooring, window to side with far reaching countryside views and a double glazed window to the rear overlooking the communal garden.

**INNER HALLWAY:**

High level cupboard housing electric consumer unit and meter, ladder to part boarded loft with light, wall lighting, fitted carpet, smoke alarm and an opening into a further area and a good size closet with wooden slatted shelving.

**BEDROOM:**

Double fitted wardrobe with hanging rail, drawer storage beneath and cupboard above, fitted carpet, radiator, double aspect with two double glazed windows to the side and double glazed window to the front, all with fitted blinds.

**BEDROOM:**

Currently used as a study with fitted carpet, radiator and double glazed window to front with fitted blind.

**SHOWER ROOM:**

Fitted with a contemporary suite comprising of large walk-in shower with rainfall head and separate shower attachment, glass screen and tiled surrounds, concealed cistern WC, wash hand basin with mixer tap inset to vanity unit with storage under. Part tiled walls, laminate flooring, wall mounted mirror, wall mounted vanity unit, chrome heated towel rail and inset spotlights to the ceiling. Double glazed window.

**OUTSIDE:**

Tarmac driveway leads to a key fob operated garage en bloc and parking space in front. Plenty of visitor parking.

**OUTSIDE REAR:**

Enjoying beautiful countryside views is a large York stone patio with the remainder of the communal gardens laid to lawn with a selection of established and colourful planting.

**SITUATION:**

The property is located just outside of the most sought after villages of Rotherfield & Mayfield which offers an array of facilities including general store, doctors' surgery, pharmacy, local inns, churches and a primary school. Crowborough town itself is approximately three to four miles away and offers excellent shopping facilities and supermarkets including a Waitrose and Morrisons together with a number of independent shops. The area is well served regarding schooling with a wide range of both state and independent junior and secondary schools along with the grammar schools located in Tunbridge Wells. Main line rail services are available at Jarvis Brook & Tunbridge Wells with trains to London. Crowborough has an excellent mix of recreational facilities covering golf, rugby, cricket, tennis as well as Goldsmiths Leisure Centre with indoor swimming pool. The famous Ashdown Forest best known for its links with A. A. Milne's Winnie the Pooh is also nearby with its superb walks and riding facilities.

**TENURE:**

Leasehold with a share of the Freehold  
 Lease - 999 years from 29th September 1965  
 Service Charge - currently £2,160.00  
 Ground Rent - currently £Nil

We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.

**COUNCIL TAX BAND:**

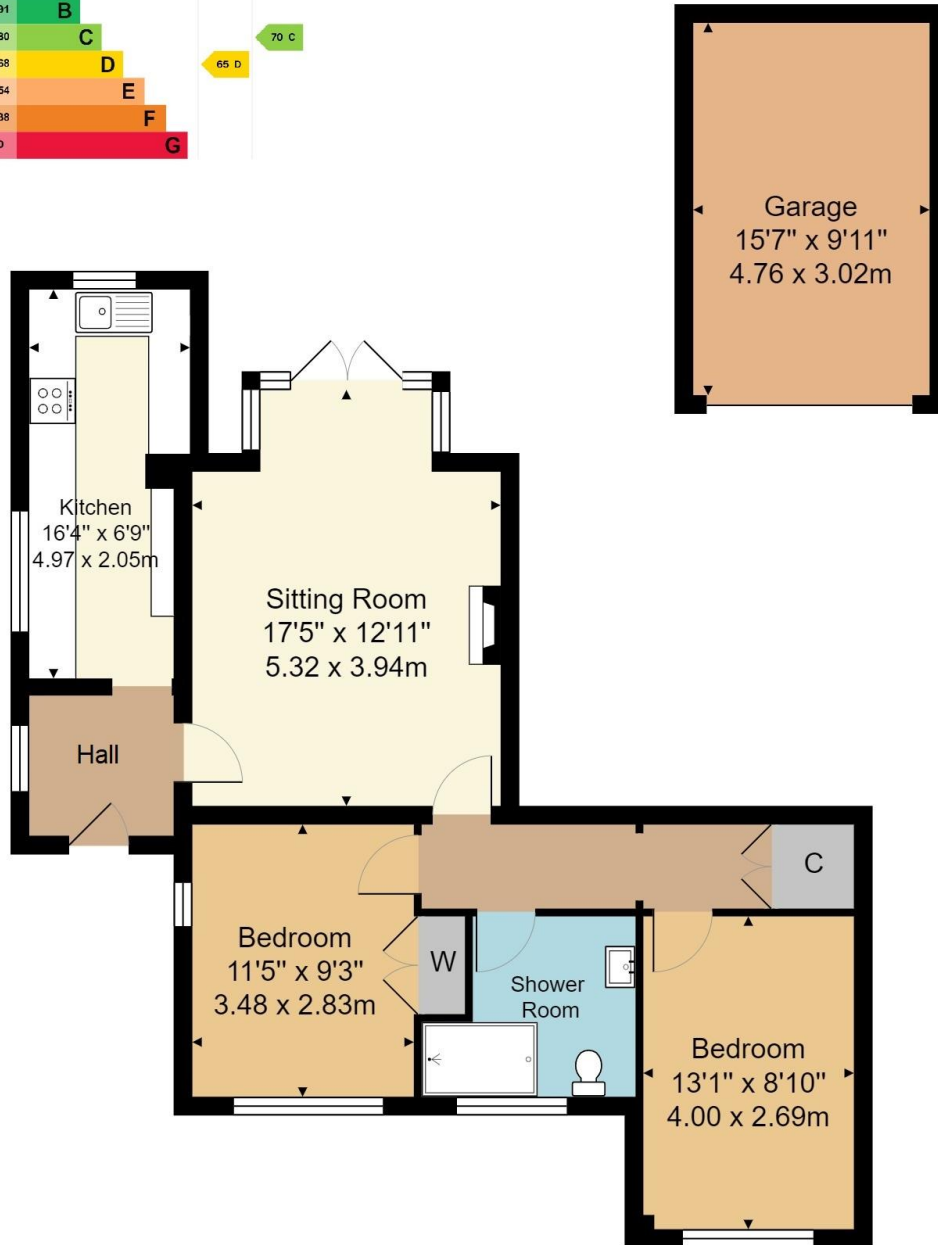
C

**VIEWING:**

By appointment with Wood & Pilcher Crowborough 01892 665666



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



Apartment Approx. Gross Internal Area 738 sq. ft / 68.6 sq. m  
Garage Approx. Internal Area 155 sq. ft / 14.4 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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 or Tenant 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 floor plans are for guidance only and are not necessarily comprehensive, please also note that not everything in the photographs may be included in the sale. 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 or Tenants must satisfy themselves as to their adequacy and condition. We have not investigated the Title, or their existence of any Covenants or other legal matters which may affect the property.

Heathfield 01435 862211  
Crowborough 01892 665666  
Southborough 01892 511311  
Tunbridge Wells 01892 511211  
Letting & Management 01892 528888  
Associate London Office 02070 791568

