



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- 3 Bed Maisonette
- Modern Kitchen/Diner
- Light & Airy Sitting Room
- Southerly Facing Communal Gardens
- Garage & Shared Parking
- Energy Efficiency Rating: C

Argos Hill, Rotherfield, Crowborough

£360,000

woodandpilcher.co.uk

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

A spacious, light-filled maisonette set within an impressive period country house, to include approximately an acre of beautifully maintained communal gardens. The property enjoys far-reaching views to the rear, including access to a private section of woodland. Internally, the accommodation comprises a generous sitting room, a well-appointed kitchen/dining room, and a galleried landing leading to three bedrooms and a family bathroom. Externally, the property benefits from a garage en bloc and a communal parking area, available on a first-come, first-served basis.

Private wooden front door opens into:

KITCHEN/DINING ROOM:

Range of high and low level cabinets with under unit lighting and a worktop over incorporating a stainless steel sink. Appliances include a double oven, electric induction hob, ceiling mounted extractor fan, fridge/freezer, integrated dishwasher and a washing machine. In addition is space for dining table and chairs, a fireplace housing a wood burner with bricks surround and wooden mantle, wood flooring, radiator and stairs to galleried landing above.

GALLERIED LANDING:

Storage cupboard, radiator and windows to front.

SITTING ROOM:

Corner ornamental fireplace, radiator and square bay window with views to the rear.

BEDROOM:

Space for two wardrobes, fitted carpet, radiator and square bay window to rear with far reaching views.

BEDROOM:

Built in storage cupboard housing Worcester Bosch boiler, fitted carpet, radiator, loft access and window to front.

BEDROOM:

Fitted carpet, radiator and wooden window to front.

BATHROOM:

Recessed bath with taps and shower over, tiled surround, glass shower screen, low-level wc, wall mounted sink and towel rail. Wooden painted flooring, tile surround with exposed brickwork and window to rear.

OUTSIDE FRONT:

A driveway entrance leads to off-road communal visitor parking area and a single garage en bloc with electric doors, power and lighting.



OUTSIDE REAR:

Outside to the rear are large communal gardens with a paved terrace to enjoy the far reaching views. There is also a private section of woodland with a shepherds hut.

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

999 years 29th September 1965

Service Charge - currently £2400.00 per annum

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

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

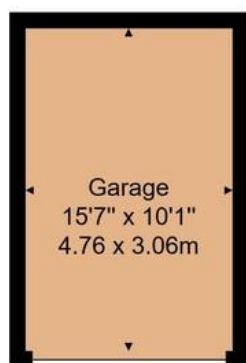
Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England - www.gov.uk

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 69 C | 77 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Ground Floor

First Floor

House Approx. Gross Internal Area 1112 sq. ft / 103.4 sq. m
Garage Approx. Internal Area 157 sq. ft / 14.6 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.

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Southborough 01892 511311
Tunbridge Wells 01892 511211
Letting & Management 01892 528888
Associate London Office 02070 791568

