



Trulls Hatch Argos Hill  
Crowborough, TN6 3QL  
Price Guide £450,000



A rare opportunity to acquire one of the largest and most characterful apartments within this impressive country house, set in beautifully maintained grounds at Trulls Hatch. Extending to approximately 1,641 sq ft, the property offers exceptional proportions, ornate period ceilings and leaded windows, creating a home that feels far closer to a country house than a conventional flat.

The apartment occupies a prime position within the main house and enjoys lovely views over the gardens and surrounding grounds. The principal reception room is particularly striking, with generous dimensions, high ceilings and fine architectural detailing. The property has been modernised in recent years while retaining its original character, offering a rare combination of period elegance and practical living.

The property benefits from a long lease approximately 952 years left and share of freehold, together with a private garage and a communal EV charger. The building and grounds are well maintained, with management under resident control, providing both security and long-term stability.

This is an ideal home for buyers seeking space, character and a peaceful setting, while remaining within easy reach of Tunbridge Wells and surrounding amenities. It particularly suits downsizers or those looking for a low-maintenance alternative to a larger house without comprising scale or setting. The property is being sold with no onward chain.

Notably, the apartment benefits from an Energy Performance Rating of C, making it exceptionally efficient and easy to heat, with good insulation levels that are particularly impressive for a property of this period. This adds a modern level of comfort and energy efficiency rarely found in Edwardian homes.

Trulls Hatch enjoys a prime location less than two miles from the charming villages of Mayfield and Rotherfield, which offer a range of boutique shops, cafes, and local amenities. The larger towns of Crowborough and Tunbridge Wells are easily accessible by car, providing additional shopping, dining, and cultural options. For commuters, direct rail services to London Bridge, Victoria, and Charing Cross are available from nearby Wadhurst, Tunbridge Wells, Frant and Crowborough stations, making this a highly convenient yet peaceful country residence.

Further benefits include a single garage, allocated parking, visitor parking, and access to the beautifully landscaped communal grounds. The property is set within a serene and private environment where the gentle sounds of nature enhance the sense of tranquillity. This first-floor apartment perfectly balances the elegance of period architecture with the peace and charm of rural living — offering a rare opportunity to enjoy a quintessentially English country lifestyle in style, comfort, and sophistication.

#### Additional Information:

Share of Freehold

952 years remaining on the lease (commenced 1978)

Maintenance charge: £291.48 pcm

Ground rent: £10 per annum (included within the maintenance charge)





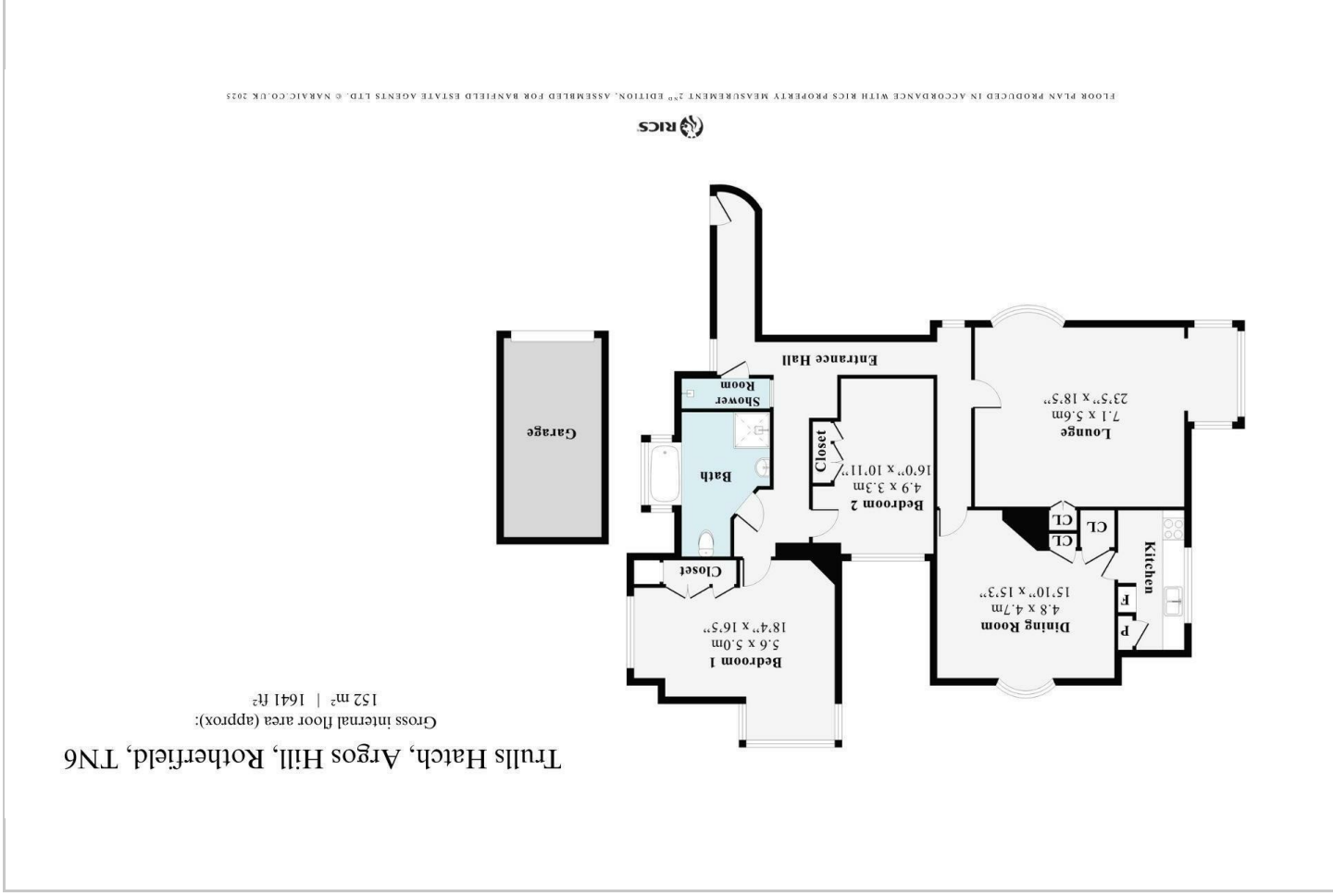
## Viewing

Please contact our Banfield Estate Agents Office on 01892 653333

if you wish to arrange a viewing appointment for this property or require further information.

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## Floor Plan



## Area Map



Energy Efficiency Rating	
Potential	80
Current	69

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not energy efficient - higher running costs	(1-20) G

## Energy Efficiency Graph

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