

2 Trulls Hatch
Argos Hill, Rotherfield,
East Sussex. TN6 3QL

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Individual Property : Individual Service



A light and airy ground floor apartment, situated within the converted Trulls Hatch country home. The apartment enjoys two bedrooms, a shower room, kitchen and a lovely sized sitting/dining room with a fireplace and views out across the driveway to the 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: D
Offers in Excess of: £295,000 Leasehold with Share of Freehold



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2 Trulls Hatch

Argos Hill, Rotherfield, TN6 3QL

Offers in Excess of: £295,000 Leasehold with Share of Freehold

Trulls Hatch was an individual, private country estate occupying a rural setting surrounded by its own gardens, woodland and lake, with direct access to including country walks. The house is accessed through a gated entrance and long drive.

Under the arches over the drive, a shared front door to a communal entrance and stairwell to three apartments. Flat 2, Trulls Hatch is then accessed via a private front door.

The entrance hall provides access to all rooms, plus a store cupboard and has a false ceiling that hides the ornate, original ceiling above.

The sitting/dining room is a fabulous, bright room, with three double glazed, leaded light windows overlooking the garden and communal gardens beyond the drive. There is lovely wooden flooring, a fireplace and French doors to the private rear garden.

The kitchen provides a range of wood effect cupboards and drawers, with an inset one and a half bowl sink with a drainer by the window overlooking the garden, plus a four ring gas hob with an extractor above, a wall mounted boiler and space for various appliances.

The shower room is opposite, and comprises a frosted window to side, tiled shower cubicle, WC and basin, tiled floor and radiator.

Bedroom one is a good-sized double, complete with a wall of fitted wardrobes and a window overlooking the rear garden, whilst bedroom two is a little smaller, and also overlooks the rear garden and has a wall of freestanding wardrobes.

The apartment benefits from private rear garden which is surrounded by mature hedging and fencing laid mainly to lawn with various plants and shrubs. 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.

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.

MATERIAL INFORMATION:

Council Tax Band D (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.

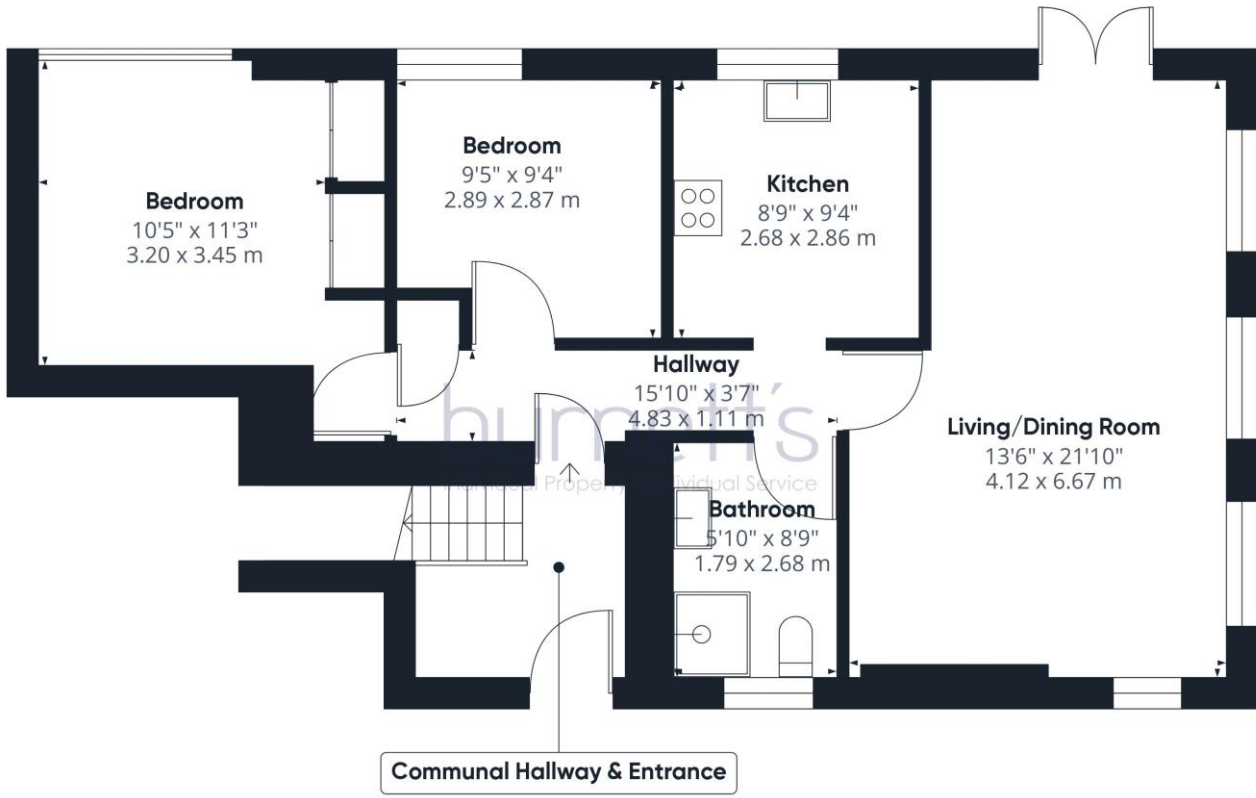
Broadband coverage: we are informed that full fibre broadband is available at the property.

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.



Approximate total area¹⁸
719.46 ft²
66.84 m²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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 £2,016.12 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.



Energy performance certificate (EPC)

2 Trulls Hatch
Argos Hill
Rotherfield
CROWBOROUGH
TN6 3QL

Energy rating

D

Valid until: 22 January 2034

Certificate number: 9803-4314-0002-1499-3802

Property type

Ground-floor flat

Total floor area

68 square metres

