



## A UNIQUE GROUND FLOOR, 3 BEDROOM APARTMENT WITHIN A COUNTRY HOUSE

TRULLS HATCH

ARGOS HILL, ROTHERFIELD, CROWBOROUGH, TN6 3QL

**Unfurnished, £2,000 pcm** + fees and other charges apply.\*

**Available Now**





- 3 Bedrooms • 3 Bathrooms • 2 Reception rooms
- Unique ground floor apartment • Recently remodelled • Large summer room • Manicured communal grounds • Large Private Terrace • EPC Rating = D • Council Tax = tbc

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### Description

This spacious refurbished 3 bedroom property is set within a Victorian country house estate forming part of a gated community.

Entrance is via a communal entrance hall straight into the apartment entrance. The triple aspect reception room has a feature fire place and large bay window, the kitchen/breakfast room has recently been remodelled and has a good range of wall and floor units and appliances. The summer room has access onto the large private terrace with views over communal gardens. The expansive master bedroom with en-suite shower room has private access onto the terrace and the guest bedroom has a further en-suite. There is also a third bedroom/study and family bathroom.

Externally there are approximately 5 acres of communal, landscaped gardens, an allocated parking space.

### Energy Performance

A copy of the full Energy Performance Certificate is available on request.

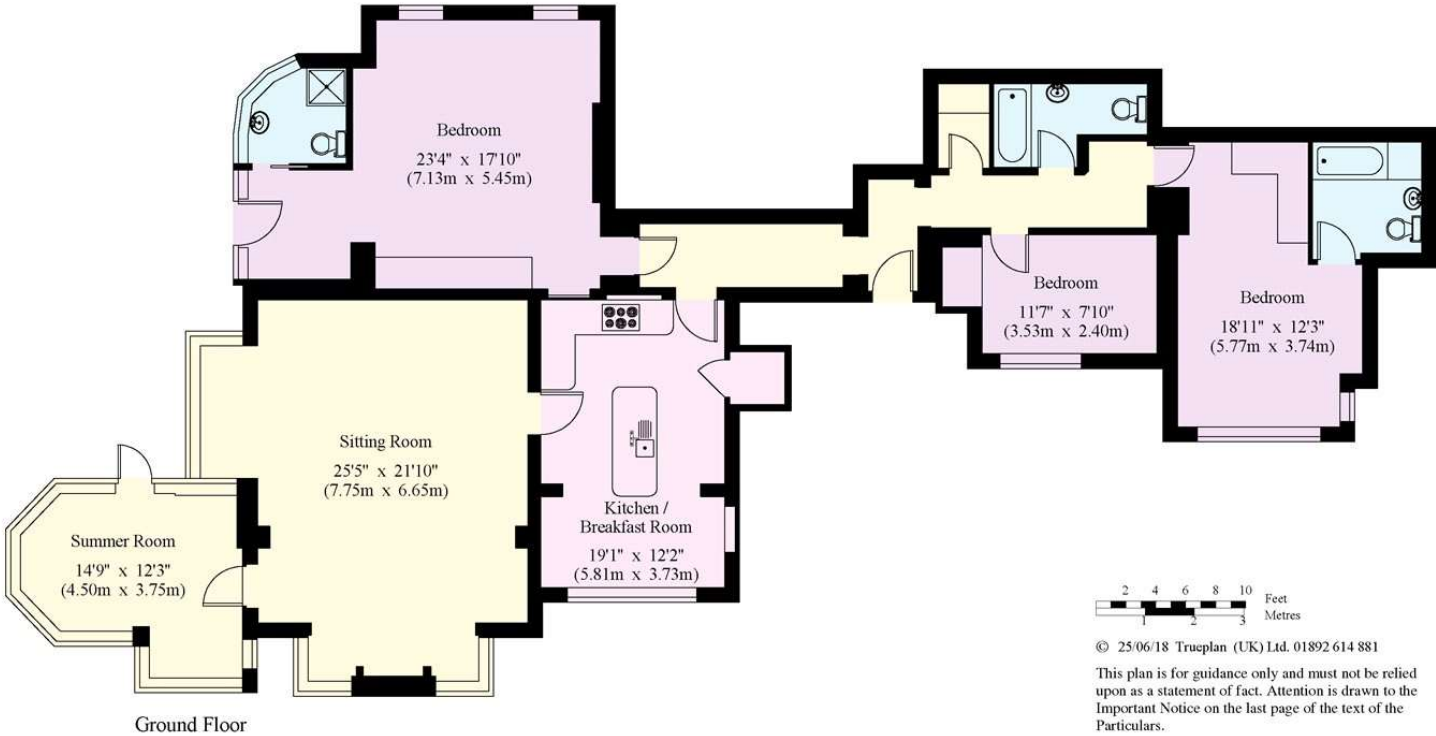
### Viewing

Strictly by appointment with Savills.



### 3 Trulls Hatch

Gross Internal Area : 180.7 sq.m (1945 sq.ft.)



## FLOORPLANS

Gross internal area: 1945 sq ft, 180.7 m<sup>2</sup>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		





Please note that the local area may be affected by aircraft noise, you should make your own enquiries regarding any noise within the area before you make any offer.

\*There are different rules and fees for different tenancy types. For details of our fees and charges go to [savills.co.uk/tenant-fees](https://www.savills.co.uk/tenant-fees). For more detailed information read our [Applicant Guide](#), hard copy available on request. 20190710AAMW

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