Banfield Estate Agents

Trulls Hatch Argos Hill
Crowborough, TN6 3QL

Asking Price £495,000

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Set behind secure, automatic gates and approached along a long, picturesque driveway, this impressive first-floor/top-floor Edwardian apartment offers an elegant lifestyle within stunning grounds, where period craftsmanship, generous proportions, and countryside tranquillity combine effortlessly.

From the moment you enter, the apartment impresses with high ceilings, wide hallways, and wonderfully light, airy proportions that create a sense of calm and space throughout. Classic bay windows and traditional leaded-light windows are proudly on display, reflecting the timeless craftsmanship and refined elegance of the Edwardian era. Every detail celebrates the character of this beautiful home, offering both charm and sophistication.

The living room is a beautifully bright, dual-aspect space, enjoying picturesque views across the meticulously maintained gardens that surround the property. It provides an elegant setting for relaxation, entertaining, or simply enjoying a quiet morning bathed in natural light. The separate dining room is generously proportioned, perfect for formal dining or hosting intimate gatherings, with the kitchen conveniently leading off this space. Together, these rooms create a seamless flow for everyday living and entertaining alike.

The accommodation comprises two spacious double bedrooms, both featuring fitted wardrobes and abundant natural light. The well-appointed shower room and separate bathroom are finished to a high standard, offering both style and practicality for residents and guests. The thoughtful layout ensures that every room feels open and inviting, with a harmonious balance of comfort and elegance.

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:

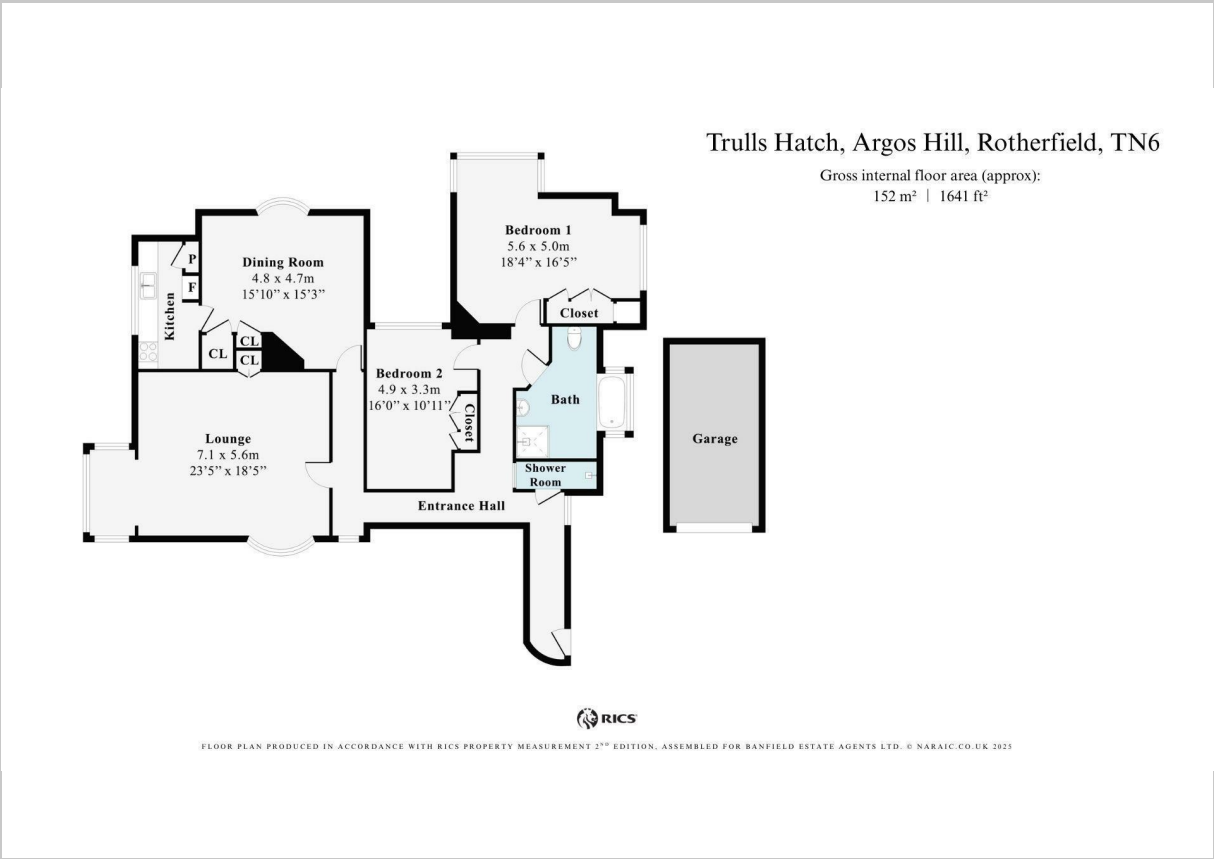
Share of Freehold

952 years remaining on the lease (commenced 1978)

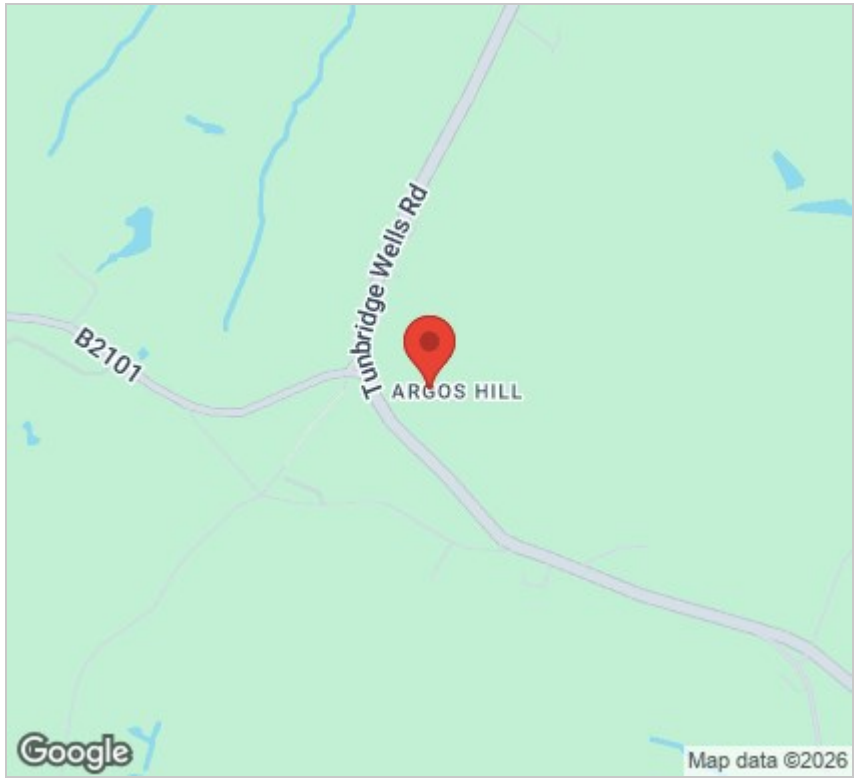
Maintenance charge: £291.48 pcm

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

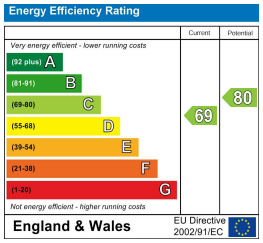
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

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