



Conveniently positioned in the heart of Mayfield village is this recently refurbished and beautifully presented garden maisonette comprising bright and spacious flexible living accommodation with two double bedrooms, two bathrooms, living room, stylish kitchen/dining room, south facing garden, parking space and sensational far-reaching views across the Rother Valley and beyond. NO CHAIN.

EPC Rating: D

Offers in Excess Of: £399,550 Leasehold with share of Freehold

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# Ground Floor Flat, Martletts

High Street, Mayfield, TN20 6AB

Offers in Excess Of: £399,550 Leasehold with share of Freehold

Ground Floor Flat, Martletts is a substantial and incredibly light ground floor and lower ground floor apartment, with an abundance of natural light and good ceiling height throughout and set within a block of three privately owned flats, with a 40% share of the freehold.

The flat benefits from all the outdoor space, which includes a part walled south facing garden and a parking space for one small car.

Approaching the property to the front a communal door provides access to a shared hallway, with a further private front door opening to a reception room, currently utilised as a double bedroom.

The bright double bedroom includes a recessed bay window to front aspect with contemporary shutter blinds, oak flooring, and large opening with tailored sliding doors to entrance hallway. A few steps lead down to a half-landing, with further stairs to the lower floor, and a few steps up to a further landing.

The rear double bedroom/reception room comprises a large bay window offering spectacular countryside views, a decorative fireplace on a tiled hearth, oak flooring and a useful built in storage area.

Adjacent is a modern and beautifully presented bathroom, with walk in shower cubicle, WC, vanity unit with inset hand wash basin, part tiled walls, towel radiator, wood style flooring and stained-glass leaded window to side.

The lower ground floor is accessed via the stairwell to a central hallway with a good-sized cupboard to one end. There are internal feature circular windows to both walls allowing plenty of natural light to flow from the rear garden. Both the kitchen and living room are accessed from the central hallway.

The generous sized kitchen/dining room incorporates an array of bespoke wall and base cupboards, oak worktops, part tiled walls, double butler style sink with mixer tap over, tiled flooring and window to front. Integrated appliances include a slimline dishwasher, washing machine, oven, and induction hob with extractor hood above. There is ample space for further appliances and a family dining table.

The living room is airy and exceptionally bright and includes a feature open fireplace, tiled flooring, internal circular window plus a window overlooking the pretty rear garden and a door to the rear lobby.

The lobby area includes built in cupboards housing the service meters and boiler with additional space for storage. A stable door gives access to the rear garden with a further door opening to a bathroom with panelled bath, WC and handwash basin, tiled flooring part tiled walls, and window to rear.

Outside, the enclosed garden is south facing and offers splendid views and enjoys a large patio area with raised flower borders and a selection of mature

and vibrant flora. A characterful brick wall runs along one boundary and to the rear of the garden gated access and steps lead directly to South Street and to a shared parking area with parking space, suitable for one small car.

The flat is located at the Western end of the High Street. The 16th Century beauty of Mayfield High Street is only a few yards away. Facilities in the village include a small supermarket, a post office, butcher, baker, pharmacy, greengrocers and deli as well as GP surgery, dentist and hairdressers. There are also a couple of cafes and Period Inns, including the renowned Middle House Hotel.

There are pretty churches of various denominations, a flourishing primary school and the well-regarded Mayfield School secondary school. For more comprehensive facilities Tunbridge Wells is 9 miles to the north.

Railway stations can be found at Wadhurst (5 miles), Crowborough (6 miles), and Tunbridge Wells. These provide a fast and regular service to London Charing Cross, London Bridge and Canon Street. There is a regular bus service to Tunbridge Wells and Eastbourne. The area provides an excellent selection of both state and private schools.

Nearby leisure facilities include tennis, bowls, numerous golf clubs, sailing on Bewl Water and at the coast. The area is criss-crossed with many beautiful walks through the Area of Outstanding Natural Beauty.

## **Lease Information:**

New 150 Year Lease from 2015, when the freehold was purchased, and the flat comes with a 40% share of the freehold with no service charges, bills are shared equally and paid on an as and when basis. Previously charges were approximately £860 per annum.

## **Material Information:**

Council Tax Band C (rates are not expected to rise upon completion)

Mains gas, electricity, water and sewerage.

The property is believed to be of brick and block construction with a tiled roof.

We are not aware of any safety issues or cladding issues, nor of any asbestos at the property.

The property is located within the AONB and conservation area.

The title has 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 Superfast broadband is available at the property.

There is mobile coverage from various networks.

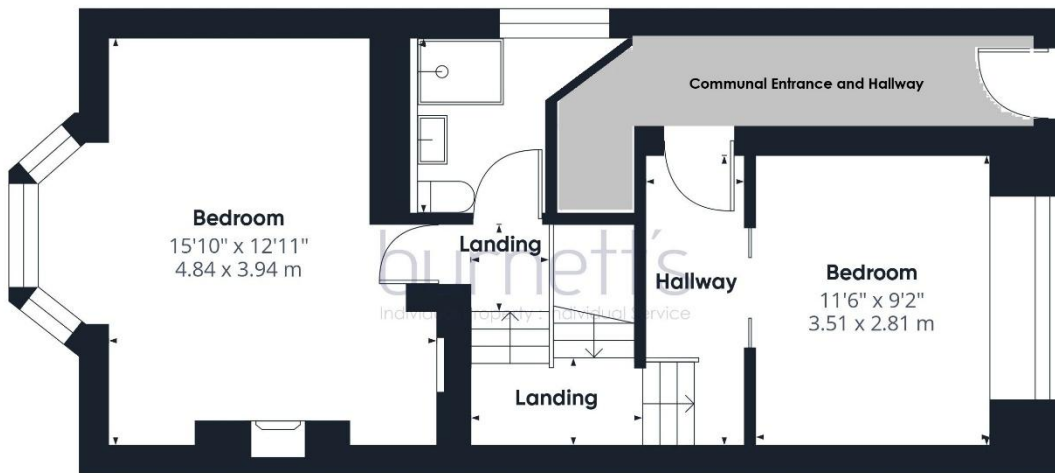
We are not aware of any mining operations in the vicinity.

We are not aware of planning permission for new houses / extensions at any neighboring properties.

The accommodation does not have step free access.



Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

996 ft<sup>2</sup>  
92.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

**Energy performance certificate (EPC)**

Ground Floor Mairlets High Street MAYFIELD TN20 6AB	Energy rating <b>D</b>	Valid until: 12 August 2035
		Certificate number: 2811 6225 3002 8608 5706

Property type  
Total floor area

Ground-floor maisonette  
97 square metres



