



QUEENSMOUNT  
FIVE ASHES - £205,000



# 34 Queensmount

Five Ashes, Mayfield, TN20 6LH

**Covered Entrance Porch - Entrance Hall - First Floor Landing - Living Room - Kitchen/Breakfast Room - 2 Bedrooms - Modern Shower Room - Useful Store - Driveway - Rear Garden**

A spacious 2 bedroom first/second floor maisonette with its own driveway and garden situated in this cul-de-sac position in the popular village of Five Ashes. Offered with NO ONWARD CHAIN and a recently extended lease we wholeheartedly recommend an early viewing. Kitchen/Breakfast room and modern shower are further benefits with views from the front floors.

## **FIRST FLOOR LANDING:**

Accessed from private front door with window to front and staircase opening into:

## **KITCHEN/BREAKFAST ROOM:**

A double aspect room with windows to rear and side. Sink and double drainer. Range of work tops with cupboard and drawer units below and over. Fitted washing machine and fridge and freezer. Stainless steel brush fronted oven and grill with 4 ring electric hob over. Localised tiling and tile effect flooring. Space for small table and chairs. Wall mounted electric heater and fusebox. Doors to:

## **SITTING ROOM:**

Window to front. Recessed display arch aside chimney breast. Fitted stove (unused by owner) in tiled surround. Wall mounted electric heater.

## **BEDROOM TWO:**

Window to rear. Useful storage cupboard. Airing cupboard. Wall mounted electric heater.



**SHOWER ROOM:**

Window to side. White suite with chrome effect fittings comprising low level WC, pedestal wash basin with mixer tap over, enclosed shower cubicle with 'Triton' unit within & heated ladder style towel rail. Localised tiling to walls and tiled flooring.

**BEDROOM ONE:**

Accessed via staircase rising from door in living room. Window to front with views over rooftops. Useful fitted storage cupboards and access to eaves storage.

**OUTSIDE:**

The property benefits from a DRIVEWAY providing off-road parking behind a 5 bar gate. A pathway (shared with the ground floor apartment) gives access to the front door and past a useful BRICK STORE to the rear of the building where no 34 enjoys access over the ground floor apartments garden to its own REAR GARDEN which is laid to lawn and fence and hedge enclosed.

**SITUATION:**

A favoured and established village being close to the market town of Heathfield, historic village of Mayfield and also with good communications for the spa town of Royal Tunbridge Wells. The village of Five Ashes boasts its own traditional inn, primary school and village hall. Indeed, the spa town of Royal Tunbridge Wells can be reached within approximately 20 minutes drive providing excellent shopping and leisure facilities to include the famous 'Pantiles' area together with the Royal Victoria Shopping Mall. Tunbridge Wells provides a wide range of schooling including grammar schools. London can be reached by train in just under the hour from Tunbridge Wells with Buxted train station only 5 miles away from the village itself. The town of Heathfield in general provides a range of shopping facilities some of an interesting independent nature with a backing of supermarkets of a national network. (The larger coastal resorts of both Brighton and Eastbourne can be reached in approximately 45 and 35 minutes' drive respectively).



**VIEWING:**

By appointment with Wood & Pilcher 01435 862211

**TENURE:**

Leasehold.  
Lease - 24th May 1983 to 23rd May 2198 having been recently extended.

Service Charge - Most recent circa £150 per annum.

Ground Rent - Zero

We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.

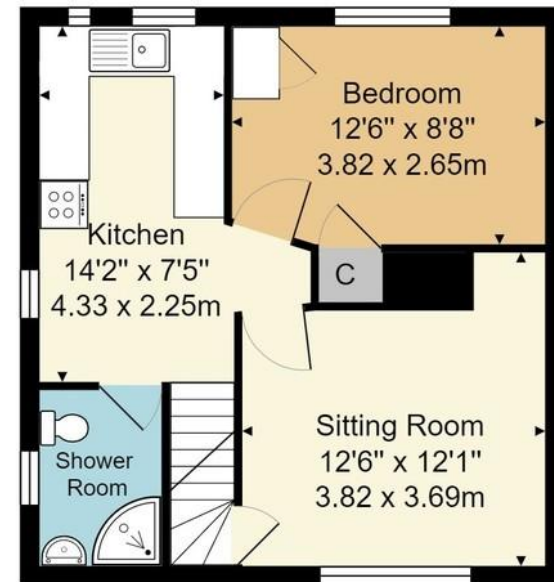
**COUNCIL TAX BAND:**

B

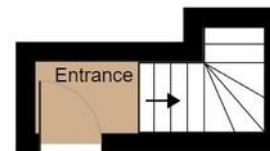
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E		
21-38	F	26 F	
1-20	G		



**Second Floor**



**First Floor**



**Ground Floor**

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been obtained. Floorplan. All measurements, walls, doors, windows fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent



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**Approx. Gross Internal Area 667 ft<sup>2</sup> ... 62.0 m<sup>2</sup>**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.