



SOUTHMEAD CLOSE
MAYFIELD - £190,000



52 Southmead Close

Mayfield, TN20 6UJ

Entrance Hall - Stairs To The First Floor Landing - Sitting Room - Kitchen - Double Bedroom - Bathroom - Own Enclosed Garden - General Parking To The Front

A well proportioned one double bedroom purpose built first floor maisonette with its own private garden conveniently situated just a short walk from Mayfield village High Street. The property is offered to the market with NO ONWARD CHAIN. and would benefit from an extended lease.

ENTRANCE HALL:

Stairs to first floor landing.

SITTING ROOM:

Double glazed window with far reaching views and overlooking the green opposite. Shelved recess. Coved ceiling. Radiator.

KITCHEN:

Double glazed windows. Wood effect worktop with cupboards and drawers under. Space for cooker and fridge. Built-in pantry. Wall mounted gas-fired boiler.

FIRST FLOOR LANDING:

Access to the loft. Built in storage cupboard with plumbing for washing machine.

BEDROOM:

A spacious double bedroom with double glazed window. Built in wardrobes/cupboards. Radiator.



BATHROOM:

Double glazed window. White suite comprising panel enclosed bath with Mira electric shower over and folding glass shower screen. WC. Pedestal wash basin. Part-tiled walls. Inset spotlights. Radiator.

OUTSIDE:

There is a private hedge and fence enclosed lawned garden to the side and a first-come-first-served parking area to the front.

SITUATION:

The historic town of Mayfield offers a variety of shops, some of an interesting independent nature coupled with curiosity shops, beautiful Church and traditional Inns. The village is famous for its interesting architecture and well-regarded church choir. The location is well served for schooling for all age groups including Mayfield School for Girls. The thriving market town of Heathfield lies a short distance to the south and offers a range of shopping facilities, some of an interesting independent nature with the backing of supermarkets of a national network. Train stations to London can be found at nearby Wadhurst and Tunbridge Wells, the latter providing a service of trains to London in just under the hour.

VIEWING:

By appointment with Wood & Pilcher 01435 862211

TENURE:**LEASEHOLD**

Lease: 125 year lease from 1983.

An extension to the existing lease is underway by the current owners to provide an additional 90 years to the existing lease meaning any new purchaser will benefit from this extension (circa 173 years).

Service Charge per annum estimated for April 2024 - March 2025 at £165.34.

Ground rent currently £10 per annum.

(We understand the seller is in the process of having the lease extended by an additional 90 years making it 173 years remaining)

We recommend that you speak to your legal adviser to confirm the above.



COUNCIL TAX BAND:

B

ADDITIONAL INFORMATION:

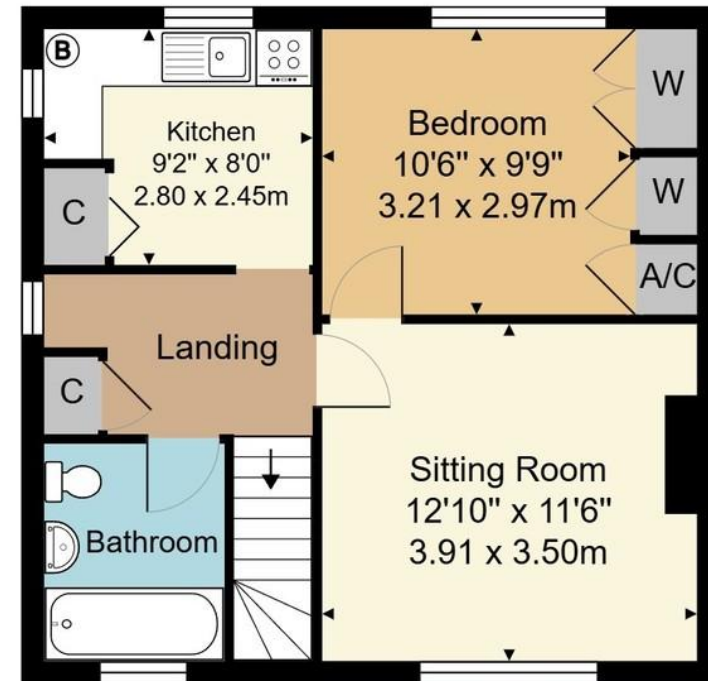
Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

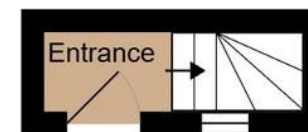
Flood Risk - Check flooding history of a property England - www.gov.uk

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas-fired



First Floor



Ground Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	75 C
39-54	E		
21-38	F		
1-20	G		

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 contained. 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



27 High Street, Heathfield,
East Sussex, TN21 8JR
Tel: 01435 862211

Email: heathfield@woodandpilcher.co.uk

BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

www.woodandpilcher.co.uk



Approx. Gross Internal Area 505 ft² ... 47.0 m²

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.