

MAYFIELD COURT

BROAD OAK, HEATHFIELD - £205,000



10 Mayfield Court

Broad Oak, Heathfield, TN21 8SW

**Entrance Hall - Sitting Room – Kitchen - Two Bedrooms -
Bathroom - Communal Gardens - Garage En Bloc**

A spacious two bedroom first floor apartment enjoying stunning panoramic views across the Sussex countryside and being situated in the popular village of Broad Oak with a local general store and Post Office and just a short drive into the market town of Heathfield. The accommodation features a spacious sitting room, kitchen, bedrooms, bathroom, communal gardens and garage en-bloc. NO ONWARD CHAIN.

ENTRANCE HALL:

Electric storage heater. Built-in airing cupboard housing the hot and cold water tanks. Built-in storage cupboard.

SITTING ROOM:

Double glazed bay window enjoying stunning panoramic views across the Sussex countryside. Electric storage heaters.

KITCHEN:

Double glazed windows with far reaching views. Range of wood effect fronted matching wall and base cupboards. Laminate worktop with inset one and half bowl stainless steel sink. Inset electric hob with oven under and filter hood above. Space for washing machine, dishwasher and upright fridge/freezer. Tiled floor and walls.



BEDROOM ONE:

Double glazed window enjoying far reaching countryside views. Range of fitted wardrobes with bed recess and cupboards above. Electric storage heater.

BEDROOM TWO:

Double glazed window enjoying far reaching views. Electric storage heater.

BATHROOM:

Double glazed window. White suite comprising P-shaped bath with shower over and glass shower screen. WC. Pedestal wash basin. Tiled walls.

OUTSIDE:

There are communal gardens and a single garage en-bloc with up-and-over door.

SITUATION:

The village of Broad Oak enjoys local shops and amenities to include a Village Hall, Church and general store and post office. The market town of Heathfield is only approximately 2 miles distant giving an excellent range of shopping facilities some of an interesting independent nature with the backing of supermarkets of a national network. The spa towns of Royal Tunbridge Wells and the Coast at Eastbourne are approximately 15 and 17 miles distant respectively and rail service to London can be found at Buxted and Stonegate both offering a service of trains to London. (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 - has been extended and expires 24/03/2166 (approximately 140 years remaining)

Service Charge - Paid every 6 months in advance. From March - September 2025 is £1,004.52.

Ground Rent - Peppercorn

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:

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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, Electricity & Drainage

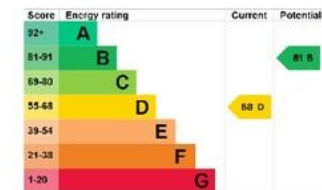
Heating - Electric

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 647 ft² ... 60.1 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.