



LITTLE HAVEN, ROSELANDS AVENUE
MAYFIELD – OFFERS IN THE REGION OF £699,500



Little Haven

Roselands Avenue, Mayfield, TN20 6EB

**Entrance Hall - Sitting Room - Kitchen/Diner - Utility Room -
Three Bedrooms, Shower Room & En-Suite To the Ground Floor
- First Floor Landing - Further Bedroom With En-Suite Bathroom
- Door To Attic Space From The Landing With Scope For
Conversion**

**(Lapsed Planning Permission Reference WD/2015/2587/F) -
Gardens To The Front & Rear - Two Garages**

Little Haven is a deceptively spacious four bedroom detached chalet bungalow situated in a private cul-de-sac less than a mile from the historic High Street in Mayfield Village. The ground floor accommodation features a bright and airy living room with open fire and glazed double doors leading to the kitchen/diner, three bedrooms, a shower room and en-suite plus TV/family room. A further bedroom with en-suite is on the first floor with access from the landing to the spacious attic, which offers huge scope and has lapsed planning permission to convert (Reference WD/2015/2587/F). There are mature secluded gardens with a large lawn and patio area with two single garages plus timber shed. The property is offered to the market with NO ONWARD CHAIN.

ENTRANCE HALL:

uPVC front door with leaded light windows and double glazed windows to the side. Built-in airing cupboard housing the hot water cylinder with slatted shelving over. Shelved recess with cupboard under. Radiator.

SITTING ROOM:

Double glazed window and double glazed door leading to the garden. Fireplace with stone hearth and wooden surround. Coved ceiling. Radiators.

KITCHEN/DINER:

Kitchen area: Double glazed window. Range of cream fronted matching wall and base cupboards. Laminate worktop with inset electric induction hob and inset one and a half bowl ceramics sink. Built-in double oven. Space for dishwasher. Part-tiled walls. Wood effect flooring. Coved ceiling. Radiator. Archway opening into:
Dining area: Dual aspect with double glazed windows overlooking the garden. Coved ceiling. Wood effect flooring. Radiator. Glazed double doors leading to the sitting room.

UTILITY ROOM:

Range of cream fronted fitted units. Laminate worktop. Space for washing machine. Butlers sink. Tiled floor. Patio doors leading to the garden. Radiator. Door leading to:



SINGLE GARAGE:

With up-and-over door, power and light. .

STUDY/FAMILY ROOM:

Double glazed window overlooking the garden. Coved ceiling. Radiator.

BEDROOM ONE:

A large double room with double glazed French doors opening out onto the garden and further double glazed window to the side. Range of built-in wardrobes. Coved ceiling. Radiator.

EN-SUITE BATHROOM:

Double glazed window. Walk-in bath with chrome mixer taps and shower attachment plus 'Mira' electric shower over. Wash basin with cupboards under. WC. Part-tiled walls. Coved ceiling. Radiator.

BEDROOM TWO:

Dual aspect with double glazed windows. Built-in double wardrobe. Coved ceiling. Radiator.

BEDROOM THREE:

Dual aspect double glazed windows overlooking the garden. Radiator.

SHOWER ROOM:

Double glazed window. Shower cubicle with 'Mira' electric shower. WC. Pedestal washbasin. Electric heated towel rail. Part-tiled walls. Tiled floor. Radiator.

Stairs leading to:

FIRST FLOOR LANDING:

Door leading to the part-boarded attic space which has lapsed planning consent to convert under reference WD/2015/2587/F

BEDROOM FOUR:

Dual aspect with double glazed windows overlooking the garden with far reaching views. Built-in wardrobe. Inset spotlights. Radiators.

EN-SUITE BATHROOM:

Double glazed window. Panel enclosed bath. Pedestal wash basin. WC. Part-tiled walls. Radiator.

OUTSIDE:

There is a lawned garden to the FRONT with mature shrubs and a private garden to the REAR mainly laid to lawn with paved patio areas, mature shrubs and trees and timber shed. Further detached single GARAGE with double glazed personal door and window, power, light and electric up-and-over door. Side gated access.



SITUATION:

The property is less than one mile from the High Street in the historic village of Mayfield, which 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: Freehold

COUNCIL TAX BAND: F

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

AGENTS NOTE 1:

We understand the property is situated in a Private Road and there is currently a contribution towards maintenance costs of £250 per annum.

AGENTS NOTE 2:

Planning Permission has been granted for the neighbouring property (Roselands Close) to be redeveloped to provide two new homes. Planning Reference WD/2024/2963/PIP

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



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First Floor



Ground Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	76 C
39-54	E		
21-38	F		
1-20	G		

House Approx. Gross Internal Area 1916 sq. ft / 178.0 sq. m
Approx. Gross Internal Area (Incl. Garages) 2240 sq. ft / 208.1 sq. m

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,