

4 Alexandra Terrace
Alexandra Road, Mayfield,
TN20 6UG

burnett's
Individual Property : Individual Service



An exceptionally well-presented, extended and refurbished, attractive, Period end terraced property, comprising spacious accommodation over three floors, to include three double bedrooms, bathroom, open-plan kitchen/dining room, sitting room, utility cupboard and cloakroom, good sized rear gardens. EPC Rating: C

Asking Price: £525,000 Freehold



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4 Alexandra Terrace

Alexandra Road, Mayfield, TN20 6UG

Asking Price £525,000 Freehold

The property forms an attractive and surprisingly spacious Period end-of-terrace property, within a line of similar properties on a popular, quiet lane within Mayfield. The property enjoys exceptionally well-presented accommodation, having been thoroughly refurbished and remodelled by the current owner, including a wonderful extension to the rear, plus new windows throughout, new electrics, new central heating system, new soffits, repointed elevations, décor and 'Amtico' flooring.

From the front door, one enters into an entrance hall with stairs leading to the first floor with wooden flooring and radiator; a cloakroom comprising WC and basin, plus a useful understairs storage cupboard. A door on the right leads into the charming sitting room with a working fireplace and a window to front.

A further door from the hall leads into the new open plan kitchen/dining room, this is an exceptionally bright room with a large skylight window. The kitchen comprises an array of modern units with slim, quartz worktops, Amtico parquet flooring and bi-fold doors to the rear. There are several integrated appliances, including cooker, dishwasher, fridge/freezer and sink with drainer. There is a separate utility cupboard with space for washing machine and tumble dryer. The outlook down the garden from this room is delightful.

The first floor comprises an open landing, with doors to all rooms, window to front and stairs to the second floor.

There are two double bedrooms, one to front and one to rear, both with chimney breasts and scope for storage on either side.

The bathroom comprises a free-standing bath with mixer tap and a separate double shower, WC, pedestal wash hand basin, obscure glazed window to rear, tiled walls and floor, and heated towel rail.

The second floor landing provides a storage cupboard and a third double bedroom with a dormer window to rear and an attractive outlook with views to the rear aspect. There is access to the eaves storage and there could be potential to add a shower room (subject to any necessary consents).

Outside, the property has a pretty gated front garden, with the front and side elevations having been repointed.

The rear garden has an area of concrete paved patio immediately behind the house. A step leads on to the lawn which stretches all the way to the bottom of the garden, with hedges and fences to either side and a shed at the bottom of the garden.

The house is situated in a lane, approximately 300 yards from the Rose and Crown Pub, and approximately 1/3 of a mile from the 16th Century beauty of Mayfield High Street and within striking distance of all amenities.

Facilities in the village include a small supermarket with post office, butcher, baker, pharmacy, florist, 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 for girls. 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.

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 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.

The title has restrictions and easements, we suggest you seek legal advice on the title. There is a standard access arrangement for the mid-terraced property across the rear.

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 neighbouring properties.

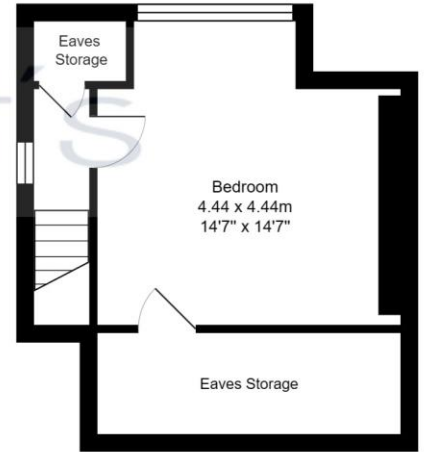
The property does have step free access.



Ground Floor
Area: 51.2 m² ... 552 ft²



First Floor
Area: 38.3 m² ... 412 ft²



Second Floor
Area: 20.9 m² ... 225 ft²

Total Area: 110.4 m² ... 1189 ft² (excluding eaves storage)
All measurements are approximate and for display purposes only.



Energy performance certificate (EPC)

4 Alexandra Terrace Alexandra Road MAYFIELD TN20 6UG	Energy rating C	Valid until: 5 December 2033 Certificate number: 9024-1206-5707-5951-2800
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Property type	End-terrace house
Total floor area	110 square metres



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