

Newton
East Street, Mayfield
TN20 6TY

burnett's
Individual Property : Individual Service



A rather charming, beautifully presented, light and deceptively spacious end-of-terrace Period family house, comprising 3/4 double bedrooms, modern bathroom, good-sized open sitting/dining room with a fireplace and wood burner, modernised kitchen, cloakroom and entrance lobby, with two parking spaces at the front, and gardens to the rear. NO CHAIN. EPC Rating D.
Price Guide: £550,000 Freehold



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Newton,

East Street, Mayfield, TN20 6TY

Price Guide: £550,000 Freehold

Newton forms a deceptively spacious, end of terrace family house, offering a considerable amount of charm and character within its light and bright accommodation, spread over three floors.

The kitchen has been revamped, and there are new light fittings and window blinds and curtains. The house has been redecorated throughout and it is also noted that the boiler has also been replaced.

One enters via a front door to an entrance lobby, with tiled floor, window to front and a further door into the sitting room, with stairs leading up to the first floor, complete with panelled wall and door to an under stairs cupboard, and a double glazed bay window to front. There is a chimney and fireplace containing a wood burner, light wooden effect flooring, and a wide, painted brick arch leading into a dining room.

The dining room has windows to rear and side, with matching flooring and new decor. A door leads into the kitchen/breakfast room, which is a long room, with an array of units to one end, and a window overlooking the rear garden, plus a further window and door to the side.

The kitchen comprises an array of modernised, grey painted units and black granite effect worktops, a matching breakfast bar with space and plumbing for two appliances below. There is also space for a fridge, an integrated sink with new tap and a cooker with extractor above. A door leads into a built-in larder cupboard with a small window to side.

An adjacent sliding door leads to a ground floor cloakroom, comprising a WC and basin, with a small window to side.

The first floor landing enjoys a side facing window, and a further window to front, as well as a door to an airing cupboard, complete with slatted shelves.

At the rear is a double room with a window to rear enjoying a rural outlook, and fitted wardrobes with twin doors.

There is a further double bedroom at the front of the house, with space on either side of a chimney breast for shelving/storage and a window to front with another rural outlook. A third double room on this floor is just behind, with a window to rear.

The bathroom was updated recently, complete with shower-board clad walls, in a striking slate effect, with a bulbous bath, with a side mixer tap, overhead shower and glass shower screen, wide wash basin and WC, heated towel rail and a window to side.

The second floor provides a generous attic bedroom/office, with eaves storage and two velux windows to rear.

Outside, to the front is an area of brick block paving, providing off road parking for two cars, as well as access to the front door and side access.

The side access enjoys a wide, bespoke gate, adorned with horse shoes, with a gravel path leading to the rear garden, providing a brick 'courtyard' area by the kitchen, plus a further brick seating area overlooking the rest of the rear garden beyond.

The rear garden is then mainly laid to lawn, with fence and hedge boundaries, with mature shrubs and a shed at the bottom of the garden, all backing onto open fields and woodland beyond.

The house is situated in East Street, approximately 1 mile from the 16th Century beauty of Mayfield High Street.

Facilities in the village include a small supermarket, 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 secondary school. For more comprehensive facilities Tunbridge Wells in 9 miles to the north.

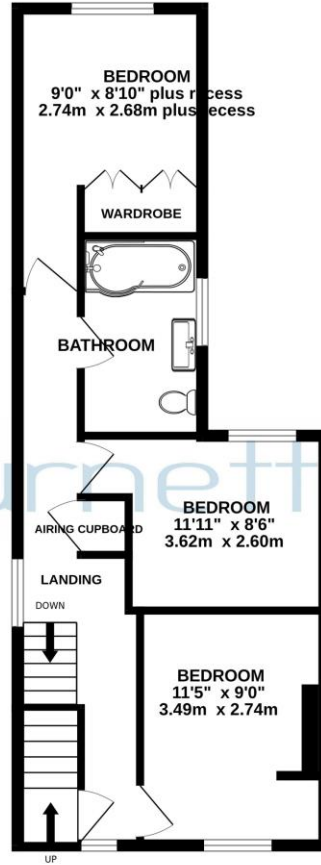
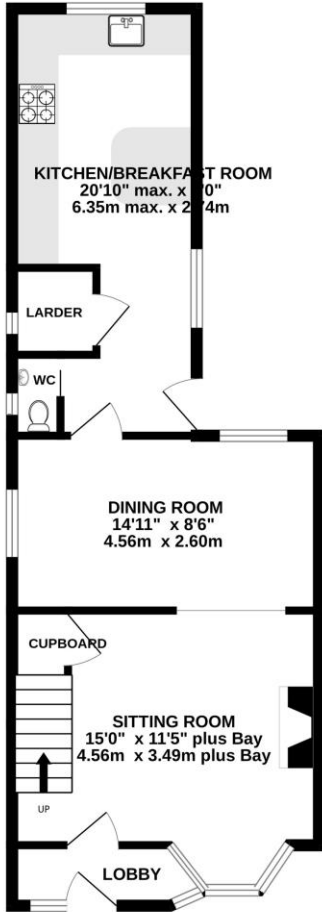
Railway stations can be found at Wadhurst (5 miles), Crowborough (6 miles), and Tunbridge Wells. These provide a fast and regular service to London Charing Cross, London Bridge and Canon Street. There is a regular bus service to Tunbridge Wells and Eastbourne.

The area provides an excellent selection of both state and private schools. Nearby leisure facilities include tennis, bowls, numerous golf clubs, outdoor activities at Bedgebury, sailing on Bewl Water and at the coast. The area is criss-crossed with many beautiful walks through the Area of Outstanding Natural Beauty.

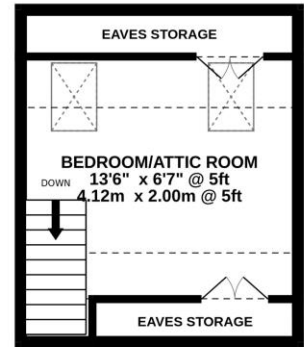
Energy performance certificate (EPC)			
Newton East Street MAYFIELD TN20 6TY	Energy rating D	Valid until: 22 December 2032	
		Certificate number: 9032-6922-0209-0357-2222	
Property type	End-terrace house		
Total floor area	100 square metres		

GROUND FLOOR
514 sq.ft. (47.6 sq.m.) approx.

1ST FLOOR
482 sq.ft. (44.7 sq.m.) approx.



2ND FLOOR
219 sq.ft. (20.3 sq.m.) approx.



NEWTON, EAST STREET, MAYFIELD. TN20 6TY

TOTAL FLOOR AREA : 1215 sq.ft. (112.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Material Information:

Council Tax Band E (rates are not expected to rise upon completion)

Mains Gas, electricity, water and sewerage.

The property is believed to be of brick and timber construction with part tiled elevations and 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.

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 limited 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 not have step free accommodation.



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