



A very well presented, and surprisingly spacious Period mid-terraced cottage, offering an entrance hall, sitting room, dining room, kitchen/breakfast room, two bedrooms and a first floor bathroom, a rear courtyard garden and covered off-road parking space. NO CHAIN. EPC Rating: E.

Offers in Excess of £316,000 Freehold



burnett's
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1 Ferndale Cottages

Five Ashes, East Sussex, TN20 6HY

Offers in Excess of £316,000 Freehold

This delightful cottage provides a mix of Period charm with modern comforts, as it has been well-presented and modernised by the current owner, to include double glazing throughout, carpets and decor, a newly installed wood burner, new enhanced security front door plus a modern kitchen and bathroom. The current owner also installed a covered parking area at the rear of the property, accessed down a track at the rear.

The new front door opens into a small hall, with stairs leading up to the first floor and a door to the sitting room.

The sitting room provides a front facing double glazed window and a brick chimney and modern wood burner. a further door leads into the similar sized dining room, with a window to rear, door to the under stairs cupboard, a matching exposed brick chimney and modern wood burner.

The kitchen/breakfast room is beyond the dining room, forming an extended, part vaulted space with windows and door to the side, plus a further window to rear.

There is an array of fitted cupboards and drawers, with space for various appliances, plus a fitted sink and drainer, electric hob and oven.

The first floor provides a small landing with access to all rooms. The main bedroom faces the front with a walk-in wardrobe above the stairs.

The second bedroom faces the rear and has fitted cupboards. The bathroom is adjacent, and comprises a WC, basin, bath with shower over, tiled walls and tile effect flooring, shower screen and a window to rear.

Outside, to the front is a small area of mainly gravel garden, with spaces for pots and plants, plus a small hedge and steps to the front door.

The rear garden is also mainly laid to gravel, with fence side borders, small flower beds and a rear hedge. Steps lead down to the rear, covered parking area. The parking space is accessed from a track to the rear of the property (max 4m long so suitable for a small/medium car only).

The property is located in Five Ashes, a small village enjoying a local public house, children's nursery, primary School and the renowned Skippers Hill Preparatory School.

The 16th Century beauty of Mayfield High Street is just 2 miles distant, with further facilities including a small supermarket, butcher, baker, pharmacy, florist 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 secondary school.

The market town of Heathfield is also only 3 miles away, providing supermarkets, banks/building societies, iron mongers, bric-a-brac and antiques, Vets and various restaurants amongst other more industrial services.

For more comprehensive facilities Tunbridge Wells is 11 miles to the north. Railway stations can be found at Wadhurst, Crowborough and Tunbridge Wells. These provide a fast and regular service to London Charing Cross, London Bridge and Canon Street.

Material Information:

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

Mains electric, water and drainage.

We are not aware of any safety issues or cladding issues or asbestos at the property.

The property is located within the AONB.

The title has no restrictions but does include 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.

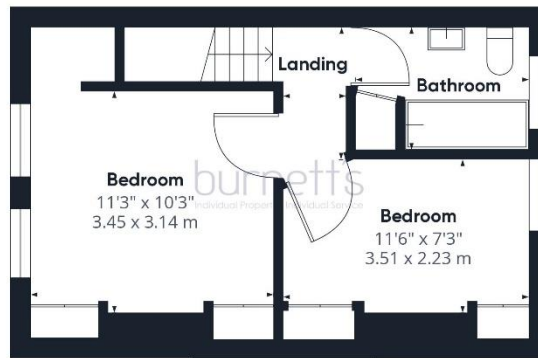
We are not aware of any mining operations in the vicinity.

We are not aware of any planning permission for new houses / extensions at any neighbouring properties.

The property does not have step free access.



Ground Floor



Floor 1

Approximate total area⁽¹⁾
781.12 ft²
72.57 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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1 Farndale Cottages Five Ashes MAYFIELD TN20 6HY	Energy rating E	Valid until: 5 April 2032
		Certificate number: 2783-8113-1315-2111-1651

Property type	Mid-terrace house
Total floor area	79 square metres

