



A charming Period end-terraced cottage nestled on a quiet lane adjacent to the High Street, offering two bedrooms, a bathroom, open plan sitting/kitchen/dining area and a small courtyard to the rear with far reaching views to the front.

EPC Rating: D

Price Guide: £275,000 Freehold



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Individual Property : Individual Service



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SALES 2024

Mayfield Office:
3 Church View House,
High Street, Mayfield,
East Sussex. TN20 6AB
mayfield@burnetts-ea.com
01435 874450

Wadhurst Office:
The Clock House,
High Street, Wadhurst,
East Sussex. TN5 6AA
wadhurst@burnetts-ea.com
01892 782287



South Haven

South Street, Mayfield, TN20 6BY

Price Guide: £275,000 Freehold

This quaint property forms an attractive end of terraced cottage, with sandstone, rendered and tiled hung elevations beneath a tiled roof.

The cottage is well presented throughout with bright and airy accommodation and enjoys a private courtyard to the rear.

One enters via a front door into the sitting room, with window to front, open fireplace and wooden stair case to the first floor, wood effect flooring and opening through to the kitchen/dining area, comprising a range of white units, worktops, sink with drainer, integrated appliances to include a dishwasher, cooker, hob, fridge and washing machine, wooden flooring and a window to rear and door to side and an attractive area of exposed sandstone wall.

The stairs lead up to a small landing space, complete with doors to all bedrooms. The double bedroom faces the front, with the view across the road to the Rother Valley beyond, and a small fitted cupboard. The second bedroom is to the rear with a window to rear.

The bathroom is a cleverly designed room, comprising a bath with shower over, shower screen, WC and basin. Part tiled walls and extractor.

Outside there is a small front flower bed by the front door, the side path down the side of the house is a communal pathway for bin and bike access leading around to the rear for the other houses in the terrace. There is a fence and wall enclosed private courtyard area, and a flight of steps up to the area to the rear, for use in an emergency.

South Haven is located on South Street, a quiet road adjacent to the High Street.

The 16th Century beauty of Mayfield High Street offers a range of day to day facilities including 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 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, with access to a footpath immediately adjacent to the property.

Agents Note: We are informed that there is a flying freehold with the bathroom of South Haven partially over the bathroom of the adjoining property.

Material Information:

Council Tax Band: C

(rates are not expected to rise upon completion).

Mains gas, electric 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 and conservation area.

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.

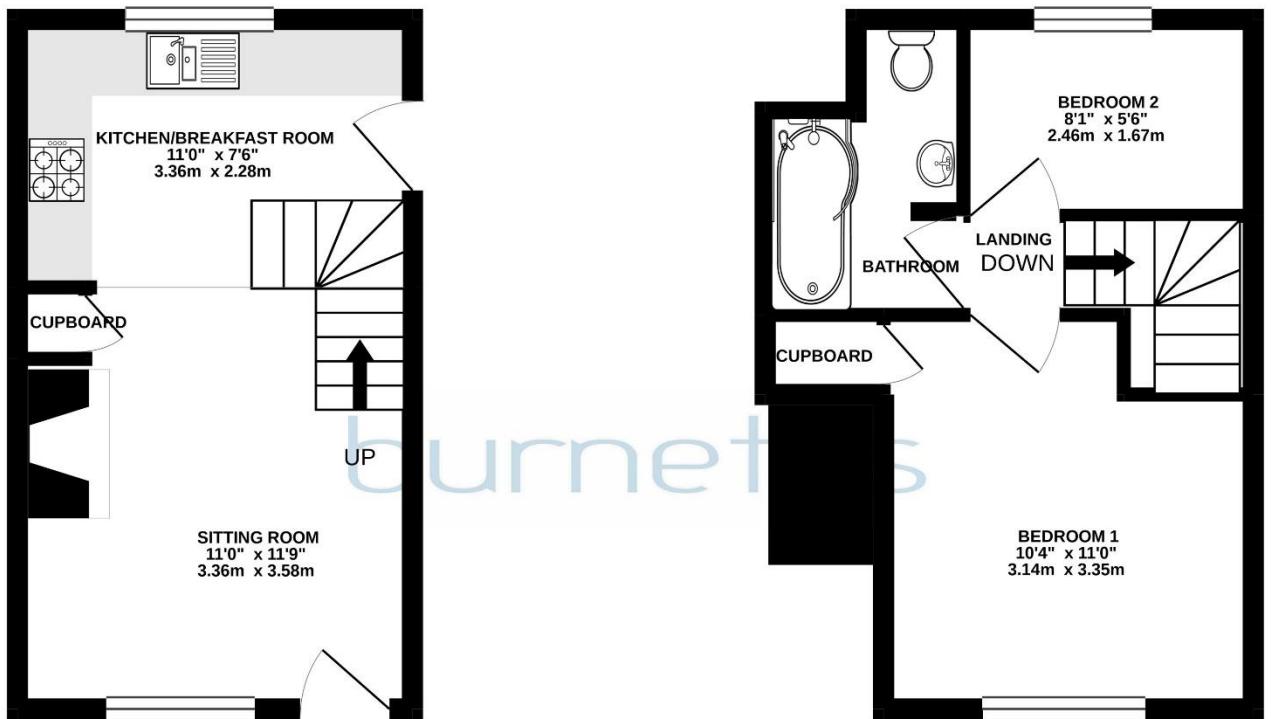
We are not aware of any mining operations in the vicinity.

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
203 sq.ft. (18.8 sq.m.) approx.

1ST FLOOR
226 sq.ft. (21.0 sq.m.) approx.



SOUTH HAVEN, SOUTH STREET, MAYFIELD, TN20 6BY

TOTAL FLOOR AREA: 428 sq.ft. (39.8 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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Individual Property : Individual Service

Mayfield: 01435 874450

Wadhurst: 01892 782287

www.burnetts-ea.com

Energy performance certificate (EPC)

South Haven South Street MAYFIELD TN20 6BY	Energy rating D	Valid until: 6 May 2035
		Certificate number: 1620-7042-0194-0008-1563

Property type

End-terrace house

Total floor area

40 square metres



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. All measurements and distances are approximate. All parties are advised to verify the accuracy of any details when considering making an offer. These particulars are believed to be accurate at the time of publishing, but we cannot guarantee their accuracy and they should not be relied upon as statements or representations of fact, and they do not form part of any contract. Any reference to alterations made to any part of the property is not a statement that the necessary planning, building regulations or any other consent has been obtained. The photographs show only certain aspects of the property and it should not be assumed that any items photographed are included in the sale. Please contact us if there is a specific area of importance to you, particularly if travelling some distance.