



burnett's
Individual Property : Individual Service



With superb views and beautifully tucked away, yet just off the High Street, this deceptively spacious and immaculately presented two double bedroom, two bathroom first floor flat enjoys a sitting room, fitted kitchen, storage cupboards, a lift, parking space and garage, all right in the centre of this popular village. NO CHAIN.

EPC rating: TBC.

Price Guide: £350,000 Leasehold with share of Freehold



burnett's

Individual Property : Individual Service

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



BEST
ESTATE AGENT GUIDE
AWARD WINNER
SALES 2024



BEST
ESTATE AGENT GUIDE
AWARD WINNER
SALES 2025



2 Star Mews

High Street, Mayfield, TN20 6AJ

Price Guide: £350,000 Leasehold with share of freehold

2 Star Mews is a superb first floor flat, right in the heart of the High Street, with views across the village and Rother valley beyond. The accommodation is modern, bright and spacious and beautifully presented throughout.

The flat benefits from its own parking space and garage, as well as a communal hallway with lift and stairwell to the first floor.

The private front door opens to a light and airy entrance hall with a useful built in cupboard and doors leading to all rooms.

The dual aspect sitting room enjoys plenty of natural light with large windows and door to balcony with fabulous far reaching views, and also includes an ornate fireplace on a marbled effect hearth.

The kitchen comprises a range of white wall and base units, worktops, integrated fridge/freezer, eye-level double oven/grill and four ring gas hob with extractor atop, one and a half bowl sink with drainer, tiled splash backs and a window to rear aspect. There is additional space for appliances.

The master bedroom yet another generous sized room, offers superb views, and comprises a large fitted wardrobe and an en-suite shower room, comprising a shower, basin and WC, towel rail and tiled walls.

The second bedroom is also a double, and includes a fitted wardrobe plus a built in cupboard and window to rear.

The adjacent bathroom comprises a bath with shower attachment over and glass shower screen, pedestal basin and WC with part tiled walls, heated towel rail and extractor.

The flat is in a block of just six flats, converted/rebuilt from an original garage building in circa 1995. The block is approached from the main High Street, down a driveway to the turning area and parking bays with recessed garages beneath the main flat.

The flat is Leasehold, with the remainder of a 125 year lease dating from 1996.

Service Charges: £1311.63 (29/03/25-28/09/25, and Ground Rent is not applicable.

The Freehold is shared between all six apartments, as part of a shareholding and subsequent ownership of the company called Star Mews Management Co Ltd.

Star Mews is located just off the High Street, tucked away behind a Star Mews is located just off the High

Street, tucked away behind a parade of Grade II listed shops, almost opposite the church.

Mayfield High Street provides amenities for most day to day needs, including a small supermarket, baker, butcher, delicatessen, chemist, greengrocer, hairdressers, artisan shops and post office. There are Churches of various denominations, period Inns and a Primary School, plus Mayfield Secondary School for Girls.

For more comprehensive facilities the Spa Town of Royal Tunbridge Wells is approximately 9 miles to the north.

Railway stations are at Wadhurst, (5 miles), Tunbridge Wells (9 miles), Jarvis Brook & Buxted serving all London Stations. There are two bus services to Tunbridge Wells, Heathfield and Eastbourne, plus the local Flexi-bus and Weald-link busses.

There is an excellent choice of education facilities within the general area catering for both the state and private sectors.

Nearby leisure facilities include numerous Golf Courses, sailing can be enjoyed along the Coast and at Bewl Water Reservoir. The village has its own Tennis club as well as many beautiful walks and numerous equestrian pursuits are available nearby.

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 block construction with rendered and 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 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 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 accommodation has step free access.



INSERT EPC



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.