



A spacious top penthouse apartment, within the popular village of Mayfield, comprising two double bedrooms, en-suite and bathroom, modernised kitchen/dining room, large sitting room, store room and reception hall, communal gardens and parking space. EPC rating C.

Guide price: £250,000 to £275,000 LEASEHOLD

Flat 9, Firststone House,

Stone Cross Road, Mayfield. TN20 6EJ

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Flat 9, Firststone House is an incredibly spacious, top floor penthouse apartment in a converted former Pub comprising just nine flats, converted in around 1990.

The apartment itself has seen some cosmetic enhancements in recent years, having some new carpets and bathroom flooring, a new kitchen and updated bathroom suites.

There is a private entrance hall on the first floor, offering storage/study space, and a large, useful storage cupboard, gas central heating, double glazing and allocated parking space. There is a buzzer entry system, communal garden and an allocated parking space.

One enters the main building via the communal entrance, with a stairwell to the first floor, and a private door to the reception hall.

Stairs lead up to the main penthouse, comprising a central landing, with the large sitting room to one side, with two dormer windows to the front, plus double doors leading into the kitchen/dining room.

The kitchen units and worktops have been replaced and upgraded recently, with new flooring, making the room feel brighter and more modern.

The adjacent bathroom also had some cosmetic enhancements, and comprises a bath with a shower over, WC and basin, towel rail, part tiled walls and window.

The main bedroom is vast, when compared to similar apartments, with easily enough space for a bed, wardrobes, sofa and dressing area. There are two windows to rear that offer the best of any views you can get in the winter. A door leads into the en-suite, comprising a new WC, bath with shower over, basin and new flooring.

The second bedroom is also accessed off the landing, and shares the same outlook to the rear. There is also a useful, high level store room off the landing, and large eaves storage area accessed via the kitchen.

Outside, there is a part fenced and part walled communal garden, predominantly laid to lawn, with a few shrubs and flowers, plus a tarmac communal parking area, of which one space is allocated to flat 9.

Firststone House occupies a prominent position on the corner of Love Lane, Station Road and Stone Cross Road within striking distance of the Village Centre. The nearest bus stop is approximately 20

yards away and a post box is the same distance. Mayfield High Street is approximately 300 yards away.

Mayfield High Street provides a small supermarket, butcher, chemist, grocer and post office. There are Churches of various denominations, period Inns and a Primary School. For more comprehensive facilities the Inland 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 and Buxted serving all London Stations. 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.

Lease Information:

We are informed that there is the remainder of a 999 year lease, dating from 1997.

Service charges for the flat are currently at £2,170 per year.

Ground rent is £120 per year.

Material Information:

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

Mains Gas, electricity, water and drainage.

The property is believed to be of brick and timber construction with a tiled roof.

We are not aware of any safety issues or cladding issues.

We are not aware 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.

Mobile Coverage: 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 access.



Ground Floor



Floor 1

Approximate total area⁽¹⁾

1289 ft²
119.7 m²

Reduced headroom

124 ft²
11.5 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy performance certificate (EPC)

Flat 9 Firstone House Stone Cross Road MAYFIELD TN20 6EJ	Energy rating C	Valid until:	19 November 2029
		Certificate number:	2808-4916-6269-6381-3970

Property type

Top-floor maisonette

Total floor area

125 square metres

