



An immaculate and spacious, ground floor apartment in the heart of this popular village, offering two/three bedrooms, large open plan living space, bathroom and second WC.
EPC rating D. NO CHAIN.

Offers in the Region of £300,000
LEASEHOLD and FREEHOLD included



burnett's
Individual Property : Individual Service

Mayfield Office:

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High Street, Mayfield,
East Sussex. TN20 6AB

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01435 874450

Wadhurst Office:

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East Sussex. TN5 6AA

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The Old Bank,

High Street, Mayfield, East Sussex. TN20 6AB

Offers in the Region of £300,000 LEASEHOLD and FREEHOLD

An immaculate and spacious ground floor apartment within the former NatWest Bank, offering two/three bedrooms, a bathroom and second WC all accessed off a wide, central hallway, plus a lovely, open plan kitchen/living/dining room at the front of the property.

The property was originally converted in 2019, with new electrics, windows, central heating and plumbing, plus new kitchen and bathroom suites. It was rented out until recently, and has just been the subject of a full re-paint and enjoys new carpets in all the bedrooms. The property is now immaculate, and offers an ideal opportunity for any one with impaired movements to purchase a property on this popular High Street.

One enters via the front door to an entrance hall, with coat racks and a further door to the open plan kitchen/living/dining space, forming one large, open room, with three large front facing windows to maximise the light. The kitchen provides a central island, plus a range of cupboards and drawers, integrated sink, cooker, fridge/freezer and dishwasher, plus space for further appliances. There is wooden flooring throughout this room, and an internal door to the large, central hallway.

The central hallway provides access to all three bedrooms, plus a cupboard housing the updated electric consumer units. All three bedrooms are a similar size, and all three have windows, and there is also a deep cupboard to one of the bedrooms. Off the hallway is a second WC, and at the rear is the bathroom, comprising a bath with a shower over, glass shower screen, WC and basin.

There is a rear courtyard, accessed via a shared side path, which is wall enclosed and laid to concrete.

Agents Note:

The property also owns the Freehold of the building, and as such, the Leasehold flat will be sold with the Freehold included.

Lease Information:

We are informed that there is the remainder of a 100 Year lease, with service charges split on an as and when basis with the flat above.

Location:

The property is located in the High Street, just yards from the nearest shops and cafes, plus St Dunstan's 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 and Buxted serving all London Stations. There are two bus services to Tunbridge Wells, Heathfield and Eastbourne, plus the local Flexi-bus and Weald-link buses.

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 C (rates are not expected to rise upon completion)

Mains Gas, electricity, water and sewerage.

The property is believed to be of brick construction with rendered and timber elevations and a mixed tiled and flat 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.

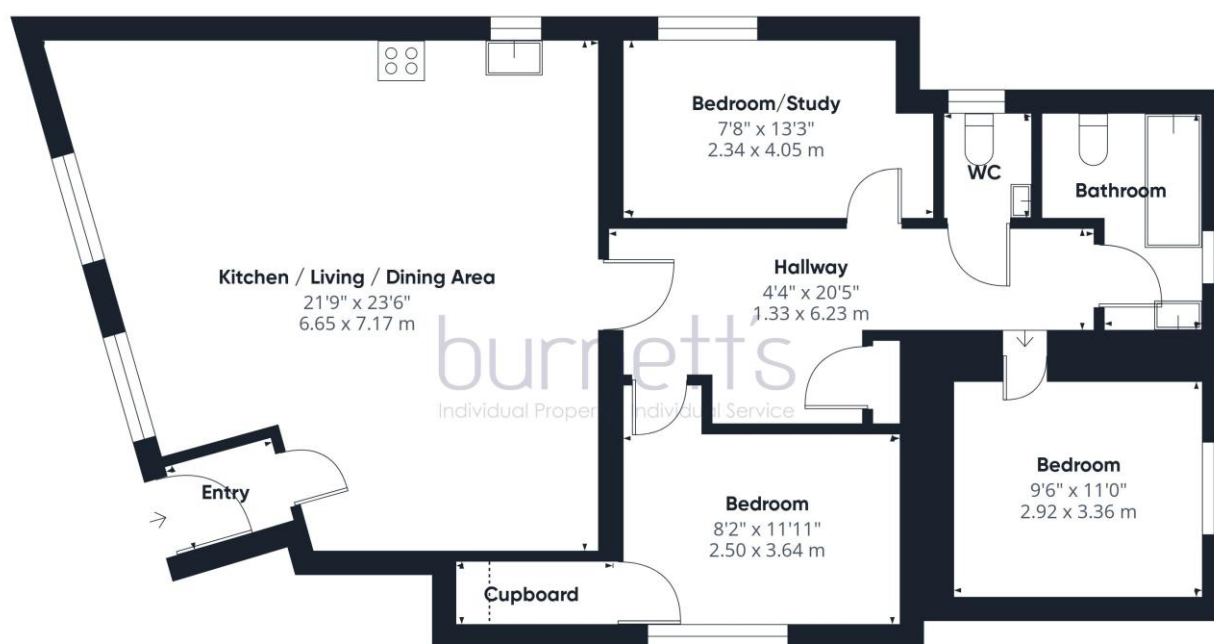
Broadband coverage: we are informed that Superfast broadband is available at the property.

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 property does have step free access.



Approximate total area^m

967 ft²

90.1 m²

Reduced headroom

4 ft²

0.4 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)

The Old Bank
High Street
MAYFIELD
TN20 6AB

Energy rating

D

Valid until:

6 September 2026

Certificate number:

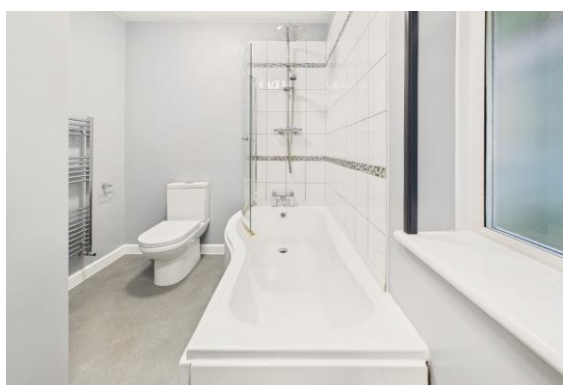
8806-7921-4570-4623-9906

Property type

Ground-floor flat

Total floor area

93 square metres



Mayfield: 01435 874450

Wadhurst: 01892 782287

www.burnetts-ea.com

