



Immaculately presented purpose built second floor apartment in a private gated location on the outskirts of the highly desirable village of Mayfield boasting luxury, style and space, comprising two double bedrooms both with ensuite bathrooms plus a cloakroom, a sensational open plan kitchen/dining/living area, two private balconies. Set within extensive private grounds with a residents gymnasium, allocated parking for two cars and a storage room. EPC Rating: B

Offers in Excess of £425,000 Freehold



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58 Mayfield Grange

Mayfield, East Sussex, TN20 6BF

Offers in Excess of £425,000 Freehold

Mayfield Grange is an exclusive gated development set within its own grounds of approximately 20 acres, with a range of luxury houses and apartments, and just over a mile from the village of Mayfield.

This beautifully presented purpose built second floor apartment provides bright and spacious rooms throughout, and has the benefit of two private balconies both enjoying a rural vista.

The welcoming hallway provides access to all rooms with a built in cupboard, oak flooring and inset lighting.

The chic modern kitchen/dining/living area, enhanced by oak flooring, comprises a Hi-spec German kitchen with a comprehensive range of built-in base and wall mounted cupboards and drawers, Corian worktops and upstands, integrated Siemens appliances which include a multi-function self-cleaning oven, multi-function steam oven, washer dryer and dishwasher, 5 zone induction hob and extractor, 70/30 Fridge / Freezer and a Neff microwave. French doors open to a private balcony with rural aspect.

Bedroom one is a generous double, with built in sliding mirrored wardrobes and windows with rear outlook. This room enjoys a pristine ensuite bathroom comprising a panelled bath and shower fixture with glass shower screen, hand wash basin, WC, towel radiator, inset lighting, part tiled walls and tiled flooring.

Bedroom two a further double includes windows and French doors to rear private balcony, built in sliding mirrored wardrobes plus a cupboard and an ensuite shower room with walk in shower cubicle, handwash basin, WC, towel radiator, inset lighting, part tiled walls and tiled flooring.

The apartment is serviced by communal stairs and a lift and a video entry phone system.

In the undercroft, there is one parking space which belongs to the apartment with a further space outside to the rear, as well as a useful lockable storage room, these can all be accessed by lift or stairwell and there is additional visitor parking available.

The gardens and grounds are extensive and are beautifully maintained with a formal area of sunken garden, pathways and far reaching views. There is a gym for the use of the residents and a former cricket pitch. There are also two areas of woodland and an extensive choice of footpaths nearby giving access to walks in the surrounding countryside.

The property is approached via double opening electric wrought iron gates and the private driveway leads past the Grade II Listed Great Hall and on to the apartments.

Mayfield Grange is approximately one mile from 16th Century beauty of Mayfield High Street. Facilities in the village include 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 Cannon 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.

Lease Information:

There is the remainder of a 215 year lease from 2008.

Service Charge:

£2674.25 pa (paid bi-annually 30th June & 31st December)

There is no ground rent.

Material Information:

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

Mains electricity, gas, water and communal drainage. The property is brick and block 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.

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.

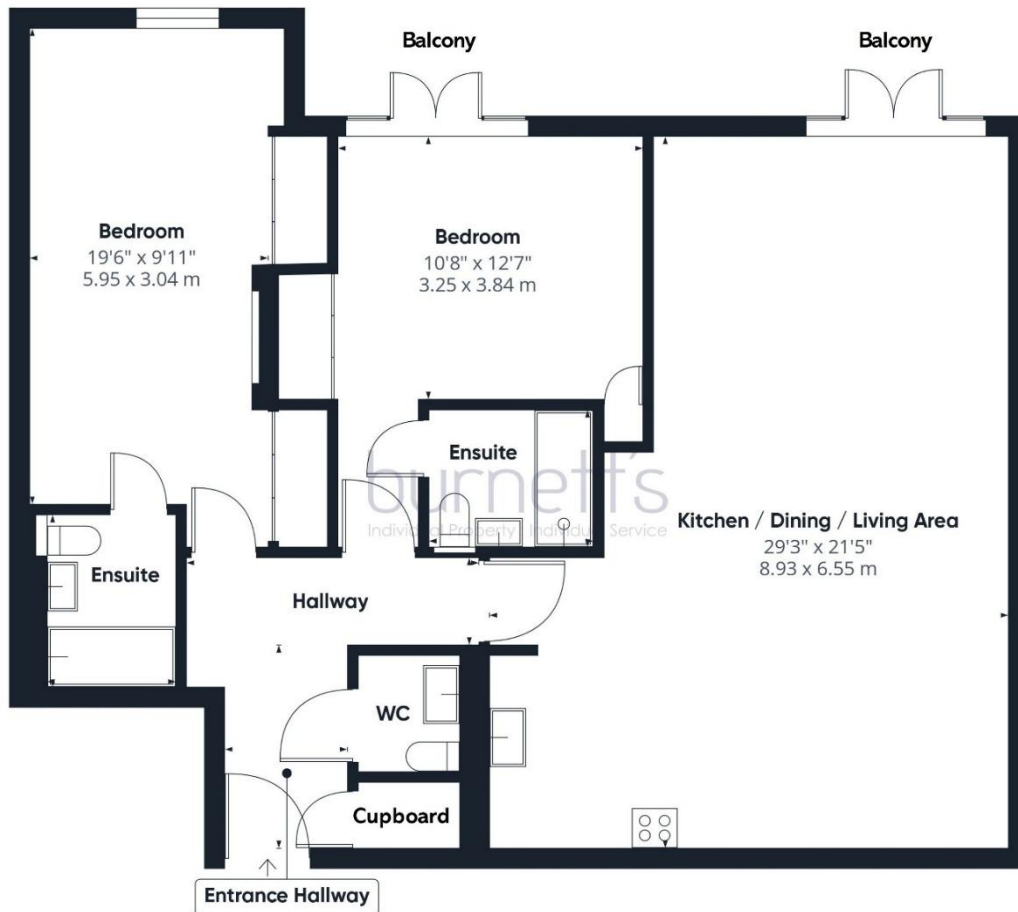
Broadband coverage: we are informed that ultrafast broadband is available at the property.

There is limited mobile coverage.

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

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

The property does have step free accommodation.



Approximate total area⁽¹⁾
1134 ft²
105.4 m²

(1) Excluding balconies and terraces

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)

58 Mayfield Grange
Little Trodgers Lane
MAYFIELD
TN20 6BF

Energy rating
B

Valid until: 5 November 2035

Certificate number: 3706-8015-3002-1909-7092

Property type

Mid-floor flat

Total floor area

110 square metres



