



Nestled in the heart of Mayfield village, this charming, Grade II listed, characterful apartment spread across two floors, provides bright and spacious flexible living accommodation with two double bedrooms, an office/occasional bedroom, large sitting room, modern kitchen, bathroom and separate lobby/WC. EPC Rating: D

Offers in Excess of £250,000 LEASEHOLD
NO CHAIN



burnett's
Individual Property : Individual Service



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The Dormer Flat,

High Street, Mayfield, East Sussex. TN20 6AB

Offers in Excess of £250,000 LEASEHOLD

With its characterful features and central village location, The Dormer Flat offers a unique blend of comfort and convenience and benefits from brand new carpets in most rooms, double glazing and gas central heating.

Inside, the entrance hallway has a useful understairs cupboard and a staircase to the bright first floor landing with large skylight giving access to the principal bedroom, sitting room, kitchen, bathroom, separate lobby/WC and a staircase to the second floor landing.

The rather lovely sitting room is a good size and includes a feature brick fireplace with wood burning stove on a tiled hearth, exposed timbers, wood shelving and base storage units and a bay window offering splendid far reaching views.

The modern kitchen comprises an array of wall and base cupboards, serving hatch, worktops, sink and drainer with mixer tap over, part tiled walls, space for upright fridge freezer, washing machine, and cooker with extractor hood atop, new wood effect flooring and window to rear aspect.

The modern and pristine bathroom comprises a panelled bath, with fixed shower attachment and glass shower screen, wall mounted vanity unit with hand wash basin atop, part tiled walls, towel radiator, new wood effect flooring and window to rear.

The lobby area has built in shelving and leads through to a WC with hand wash basin and window to side.

Bedroom one is a generous size double and includes built in wardrobes, wood flooring, exposed beams, and window to front with High Street and countryside views.

The second floor landing accommodates a double bedroom, office and two built in storage cupboards. Bedroom two, a large double, offers plenty of light with dual aspect windows to the side and rear plus built in wardrobes and base storage cupboards.

The office includes built in cupboards, shelving and drawers, a Velux window and wood flooring, this room could be utilised as a small occasional bedroom.

Outside there is a small terrace and storage cupboard which form part of the maisonette.

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.

Lease Information:

999 years from 2025.

No service charge.

Material Information:

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

Mains Gas, electricity, water and sewerage.

The property is believed to be of brick block and timber construction with tile hung elevations.

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 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.

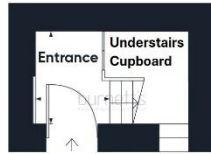
Broadband coverage: we are informed that Superfast broadband is available at the property.

There is mobile coverage from various networks.

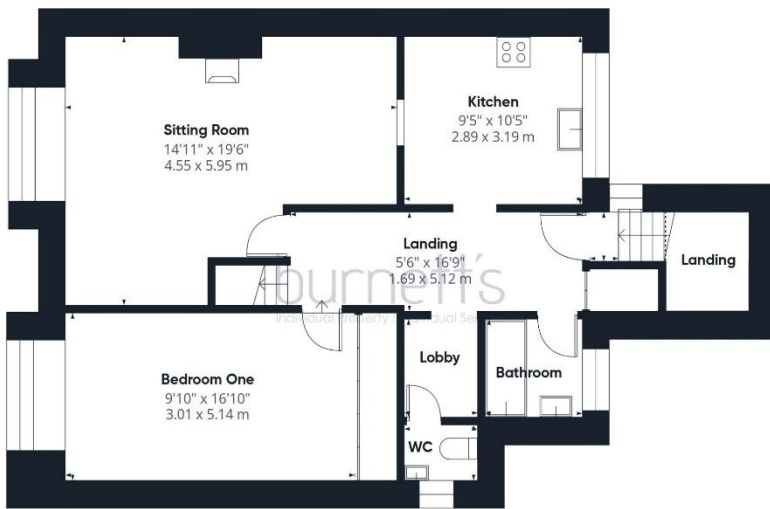
We are not aware of any mining operations in the vicinity.

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

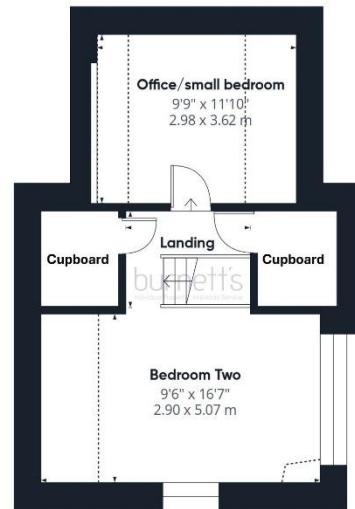
The property does have step free access.



Ground Floor



Floor 1



Floor 2

Approximate total area^m

1125 ft²
104.6 m²

Reduced headroom

80 ft²
7.4 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)

Flat The Dormer High Street MAYFIELD TN20 6AL	Energy rating D	Valid until:	24 October 2035
		Certificate number:	6316-5235-5002-0590-6192

Property type

Top-floor flat

Total floor area

110 square metres

