



STONE CROSS ROAD

MAYFIELD - £225,000



**Flat 4, Firststone House,
Stone Cross Road, Mayfield TN20 6EJ**

**Entrance Hall - Sitting Room - Kitchen - Two Double
Bedrooms - Bathroom - Communal Gardens - Allocated
Parking Space**

A well proportioned two double bedroom ground floor flat in a former Pub converted in approx. 1990 and comprising just nine flats. The property is conveniently situated just a short walk from Mayfield village High Street and offered to the market with NO ONWARD CHAIN. The property benefits from a long lease and direct view of the communal garden.

ENTRANCE HALL:

Entry phone. Central heating thermostat. Storage cupboard with shelving, fuse box and plumbing for washing machine. Radiator.

SITTING ROOM:

Two single glazed windows. Radiators. Opening to:

KITCHEN:

Matching wooden fronted wall and base cupboards. Tiled worktop with in set one and half bowl sink with mixer tap over. Freestanding cooker. Extractor fan. Vinyl flooring. Radiator.

BEDROOM:

Single glazed window. Radiator.

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Single glazed window. Built-in triple wardrobe (one housing 'Worcester' boiler). Radiator.



BATHROOM:

Wash basin. WC. Bath with mixer taps and shower attachment. Part tiled walls. Vinyl flooring. Storage cupboard with shelving. Extractor fan. Shaver point. Radiator.

OUTSIDE:

Communal garden. Allocated parking space for one car.

SITUATION:

The historic village of Mayfield offers a variety of shops, some of an interesting independent nature coupled with curiosity shops, beautiful Church and traditional Inns. The village is famous for its interesting architecture and well-regarded church choir. The location is well served for schooling for all age groups including Mayfield School for Girls. The thriving market town of Heathfield lies a short distance to the south and offers a range of shopping facilities, some of an interesting independent nature with the backing of supermarkets of a national network. Train stations to London can be found at nearby Wadhurst and Tunbridge Wells, the latter providing a service of trains to London in just under the hour.

VIEWING:

By appointment with Wood & Pilcher 01435 862211

TENURE:

LEASEHOLD

Lease - 999 years from 25th March 1997

Service Charge - payable by two instalments in advance.

For the period 30/09/25 - 29/09/26 this is a total of £2,132.11 per annum

Ground Rent - currently £120 per annum

We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts

COUNCIL TAX BAND:

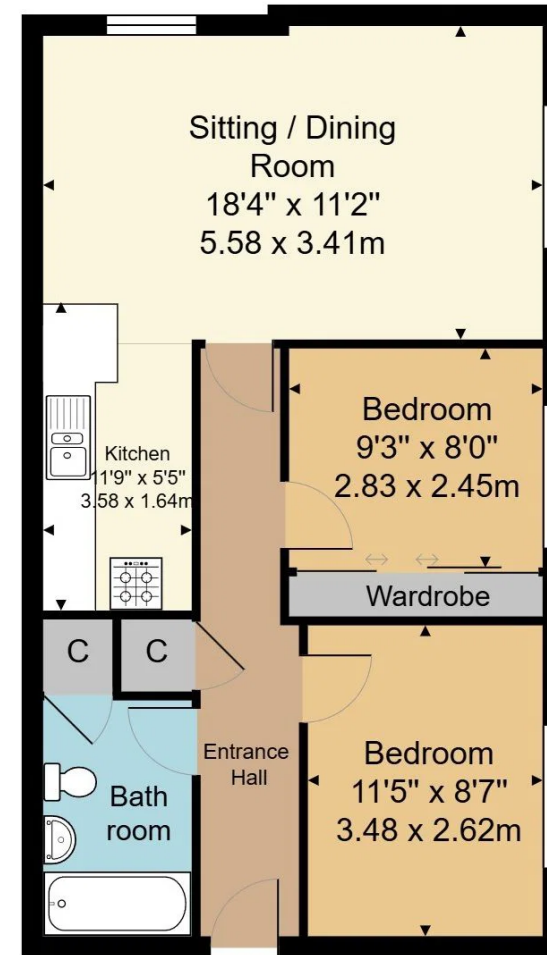
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ADDITIONAL INFORMATION:

- Broadband Coverage search Ofcom checker
- Mobile Phone Coverage search Ofcom checker
- Flood Risk - Check flooding history of a property England - www.gov.uk
- Services - Mains Water, Gas, Electricity & Drainage
- Heating - Gas-fired

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.



Approx. Gross Internal Area 608 ft² ... 56.5 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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