



An immaculately presented bright and spacious semi-detached family home offering four bedrooms (master with en-suite) plus a family bathroom and a shower room, living/dining room, kitchen, cloakroom, attractive gardens, single garage and driveway and all within just a short walk to village shops and amenities.

EPC Rating: B. No Chain.

Price Guide: £600,000 - £620,000 Freehold



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3 Love Lane

Mayfield, East Sussex, TN20 6EN

Price Guide: £600,000 - £620,000 Freehold

Nestled in a quiet no through road in the sought after village of Mayfield, this delightful property enjoys bright and spacious contemporary living with its accommodation arranged over three floors, and also benefits from double glazing and central heating throughout with a remaining three years NHBC Build Mark guarantee.

Inside, the welcoming entrance hall includes staircase to the first floor landing and doors through to the kitchen, living/dining room, and cloakroom with hand wash basin and WC.

The stylish kitchen boasts plenty of natural light with a large bay window to front aspect and comprises a selection of wall and base cupboards, worktops, sink and drainer, gas hob with splashback and extractor hood atop, integrated oven and grill, fridge/freezer, large drinks refrigerator, dishwasher and washing machine, inset lighting and tiled flooring.

The substantial living/dining room includes a decorative fireplace with modern electric fire, a useful under stairs cupboard, windows and French doors which open to the pretty rear secluded garden.

Upstairs on the first floor there are two double bedrooms and a family bathroom.

The principal bedroom comprises an array of fitted wardrobes with windows to front and door to en-suite with walk in shower, pedestal sink, WC, towel radiator, mirrored vanity unit, obscure window to side and tiled walls and flooring. Bedroom two, a further double, has windows to front aspect with a recess ideal space for a free-standing wardrobe.

The chic family bathroom includes a panelled bath with hand shower attachment, pedestal sink, WC, towel radiator, obscure window to rear and tiled walls and flooring.

The second floor landing accommodates two generous sized bedrooms which are both bright and airy with useful built in storage and dual aspect windows.

The pristine shower room has a walk-in shower, pedestal sink, WC and tiled walls and flooring.

Outside, the front garden has a lawned section with pretty flower borders and a pathway to the front entrance. The driveway approaches an attached single garage and gated access to the rear garden. The rear enclosed garden which is mainly laid to

lawn has a real sense of privacy and is surrounded by a variety of vibrant shrubs with an attractive woodland backdrop. Adjacent to the kitchen and living room is a patio area, from this one can access the garage and side gate to front driveway.

The property is in Love Lane, approximately 1/2 a mile from the High Street via the pavement along Station Road.

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.

Material Information:

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

Mains Gas, electricity, water and drainage.

Service charge £300 per annum.

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 no restrictions, but some easements are recorded, 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.

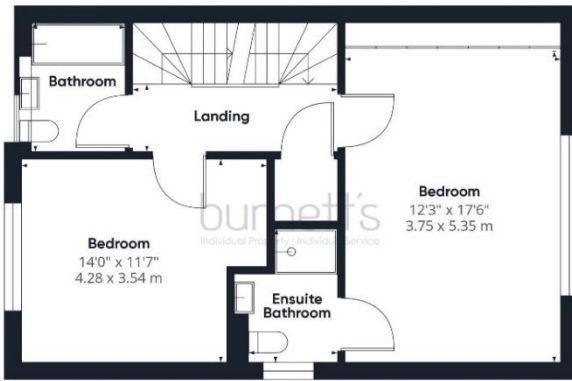
We are not aware of any mining operations in the vicinity

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

The property does have step free access.



Ground Floor



Floor 1



Floor 2

Approximate total area[®]
 1468.62 ft²
 136.44 m²
 Reduced headroom
 24.37 ft²
 2.26 m²

(1) Excluding balconies and terraces

Reduced headroom
 ----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
 Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy performance certificate (EPC)

3, Love Lane
 MAYFIELD
 TN20 6EN

Energy rating

B

Valid until: 22 March 2027

Certificate number: 2378-6071-7377-5603-8990

Property type: Semi-detached house

Total floor area: 151 square metres

