

MAYFIELD GRANGE, LITTLE TRODGERS LANE

MAYFIELD - £395,000

WOOD & PILCHER
Sales, Lettings, Land & New Homes

40 St Swithuns, Mayfield Grange,
Little Trodgers Lane, Mayfield TN20 6BF

Entrance Hall - Lounge/Diner - Roof Terrace With Stunning Views - Modern Kitchen With Integrated Appliances - Two Double Bedrooms - Bathroom - Communal Grounds & Gardens Extending To Approx. 20 Acres - Lift & Stair Access To All Floors - Residents Gym - Fast Fibre Broadband - Allocated Parking For 3 Vehicles

A beautifully appointed two bedroom apartment situated in this unique development of luxury homes, converted main hall and apartment blocks with the use of a fully equipped gymnasium and set within 20 acres of stunning communal grounds in a rural location on the outskirts of Mayfield. The apartment is situated on the top floor and enjoys incredible far reaching views across the grounds and countryside beyond. The spacious lounge/diner has French doors leading to a good size roof terrace and the modern fitted kitchen features integrated appliances. There are three allocated parking spaces plus visitors parking. The apartments are serviced by stair and lift access to all floors.

ENTRANCE HALL:
Spacious entrance hall with wooden flooring. Airing cupboard housing the gas-fired boiler with slatted shelving. Further built-in airing cupboard housing the hot water cylinder with slatted shelving over. Inset spotlights. Radiator.

LOUNGE/DINER:
Dual aspect with double glazed windows and double glazed French doors enjoying superb far reaching countryside views. Wooden flooring. Radiators. Double glazed doors leading to:

ROOF TERRACE:
Tiled with wrought iron balustrades and views overlooking the communal grounds and far reaching views across the Sussex countryside.







KITCHEN:
Double glazed windows. Modern fitted kitchen with composite stone worktops. Inset one and a half bowl stainless steel sink with 'Franke' hot water tap. Kickspace heater. Inset five burner gas hob with stainless steel splashback, built-in oven below and and extractor fan over. Built-in microwave. Integrated fridge, freezer, dishwasher and washer/drier. Tiled floor. Inset spotlights.

BEDROOM:
Double glazed window. with far reaching views. Built-in double wardrobe with mirror fronted sliding doors. Recess with power and TV point. Radiator.

BEDROOM:
Double glazed window with far-reaching views. Inset spotlights. Radiator.

BATHROOM:
White suite comprising panel enclosed bath with mixer taps, drencher shower head and glass folding shower screen. WC with concealed cistern. Wash basin. Fitted concealed cabinet with mirror fronted door. Chrome heated towel rail. Tiled floor. Part tiled walls. Inset spotlights. Extractor fan.

OUTSIDE:
Beautifully maintained communal grounds extending to approximately 20 acres with a formal sunken garden and lawn, field and woodland. Communal gym for use by residents of the development. Allocated parking for 3 vehicles plus residents parking.

SITUATION:
The historic town of Mayfield is nearby and 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 distant 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.







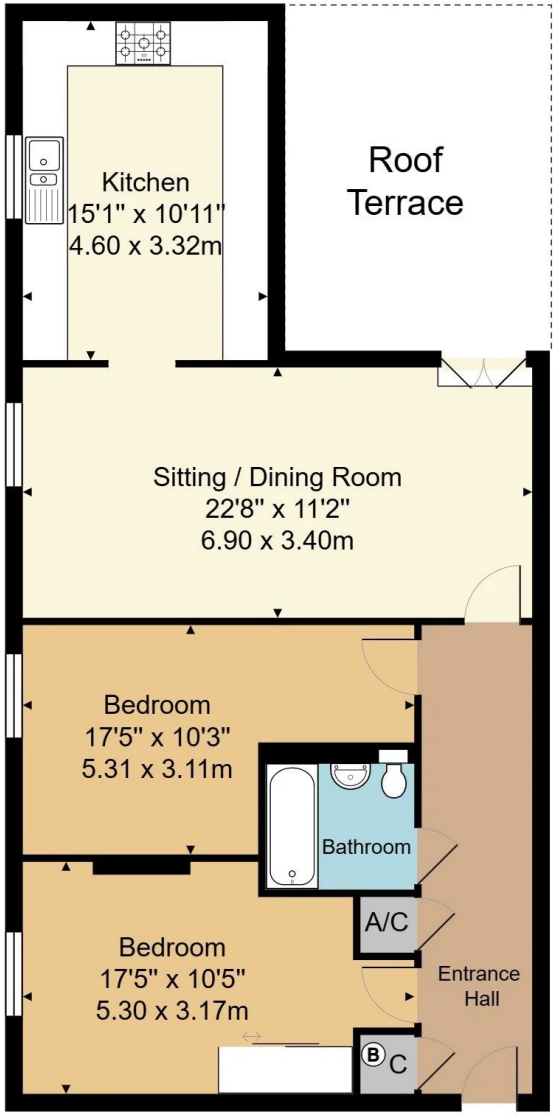
VIEWING:
By appointment with Wood & Pilcher 01435 862211

TENURE:
LEASEHOLD
Extended Lease - 215 years from and including 01/01/2008
Bi-Annual Service Charge including reserve fund - we understand the charge for the period 01/07/26 - 31/12/26 was £1169.25 (£2338.50 per annum).
Ground Rent - £0 pa
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: E

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
Heating - Gas-fired
Private Drainage - Communal Klargester Sewage Treatment Plant (maintenance included within Service Charge)
Accessibility - Lift and stairs to all levels

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 900 ft² ... 83.6 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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