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Individual Property : Individual Service



An immaculately presented, purpose-built second-floor apartment in a private gated setting on the outskirts of the highly desirable village of Mayfield. Offering luxury, style and space, the property comprises two double bedrooms, both with ensuite bathrooms, a cloakroom, a superb open-plan kitchen, dining and living area, and two private balconies. It is 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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BEST ESTATE AGENT GUIDE
AWARD WINNER
SALES 2024



BEST ESTATE AGENT GUIDE
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2025 : EXCEPTIONAL
SALES



58 Mayfield Grange

Mayfield, East Sussex, TN20 6BF

Offers in Excess of £425,000 Freehold

Mayfield Grange is a prestigious gated development set within approximately 20 acres of beautifully maintained private grounds, offering an exclusive collection of luxury houses and apartments just over a mile from the heart of Mayfield village.

This beautifully appointed, purpose-built second-floor apartment offers light-filled and generously proportioned accommodation throughout, complemented by two private balconies with attractive rural views.

A welcoming entrance hall sets an elegant tone, providing access to all rooms and featuring oak flooring, inset lighting and a useful built-in cupboard.

The impressive open-plan kitchen, dining and living space provides a refined setting for both everyday living and entertaining, with oak flooring and a premium German kitchen comprising an extensive range of built-in wall and base units, Corian worktops and upstands, and integrated Siemens appliances. These include a multifunction self-cleaning oven, multifunction steam oven, washer dryer, dishwasher, five-zone induction hob with extractor, 70/30 fridge freezer and Neff microwave. French doors open onto a private balcony, perfectly positioned to enjoy the surrounding rural outlook.

The principal bedroom is a spacious double, featuring built-in sliding mirrored wardrobes and rear-facing windows. It is served by a beautifully finished ensuite bathroom with a panelled bath, shower fixture and glass screen, hand wash basin, WC, towel radiator, inset lighting, part-tiled walls and tiled flooring.

The second bedroom is also a well-proportioned double, with rear-facing windows, French doors opening onto a private balcony, built-in sliding mirrored wardrobes and an additional cupboard. A stylish ensuite shower room includes a walk-in shower cubicle, hand wash basin, WC, towel radiator, inset lighting, part-tiled walls and tiled flooring.

Communal stairs, lift access and a video entry phone system provide convenience, security and ease of access.

The property benefits from one allocated undercroft parking space, a further external parking space to the rear and a secure lockable storage room, all conveniently accessible by lift or stairs. Additional visitor parking is also available.

The exceptional communal gardens and grounds are immaculately maintained, featuring a formal sunken garden, landscaped pathways and far-reaching views. Residents also enjoy access to a gym and the former cricket pitch, while two areas of woodland and an array of nearby footpaths offer direct connection to 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:

£2,988.38 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.

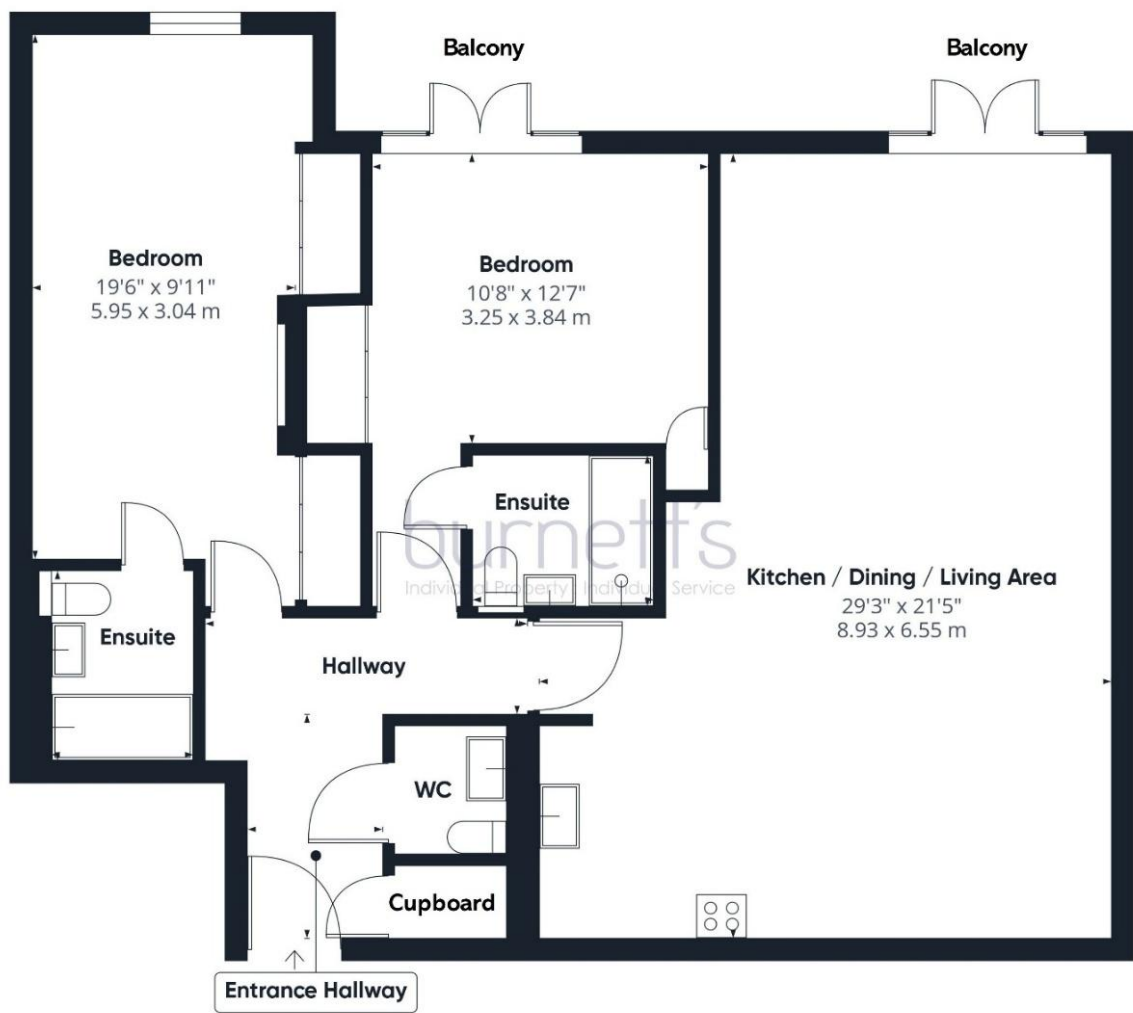
Broadband coverage: we are informed that ultrafast broadband is available at the property.

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^m
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	



