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Individual Property : Individual Service



An incredibly spacious, immaculately presented and charming grade II listed apartment, forming the whole of the upper floor of this delightful building in the centre of the village. A private entrance, exposed beams, 3 bedrooms, en-suite and modern family bathroom, open plan kitchen/dining room and sitting room with wood burner. EPC rating C

Offers in Excess of: £350,000 Leasehold



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Individual Property : Individual Service

Mayfield Office:

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AWARD WINNER
SALES 2024



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SALES



BEST
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2024 : EXCEPTIONAL
SALES

Sussex House,

High Street, Mayfield, TN20 6AQ

Offers in Excess of: £350,000 Leasehold

Sussex House Flat forms an incredibly spacious, immaculately presented and charming Grade II Listed apartment, occupying the whole of the first floor of this attractive building in the centre of the village, enjoying a private entrance, three double bedrooms, large en-suite and modern family bathroom, open plan kitchen/dining room and sitting room with wood burner, exposed beams and attractive outlook across the church yard to the rear and along the high street to the front.

One enters via a private front door from the High Street, with a stairwell to the first floor and window to side. Coat and boot cupboard at the top of the stairs and door to the wonderful open plan sitting/dining/kitchen areas, which whilst open plan, retain a degree of separation.

The kitchen forms a range of in-vogue green units with woodblock worktops, integrated sink with drainer, space for several appliances, such as the cooker, fridge/freezer, dishwasher and washing machine, plus two windows to front. The dining area has space for a large table and chairs, window to front, an opening and internal window to the inner hallway and a wide opening to the sitting room.

The sitting room is a generous room, with a wide opening from the dining room, and enjoys two further windows to the front and fireplace housing a wood burner.

The inner hallway takes you into the older part of the house, with exposed beams and timbers, steps down to a lower hall, and steps up with a velux style roof-light leading to bedroom 1, which consists of two windows to side, with a step to the sliding en-suite bathroom including a freestanding roll-top bath, basin and WC, window to rear and fitted boiler and airing cupboards to one wall.

Access to the family bathroom is from the inner hallway, featuring recently upgraded bath and shower over, WC and basin, exposed timbers and velux roof light.

The second bedroom is at the rear of the property, with window to rear overlooking the church, and a fire escape door to the side, whilst the third bedroom/office enjoys a window to side, looking down the pedestrian North Street.

The flat is located in the centre of the 16th Century beauty of Mayfield High Street. Facilities in the village include a small supermarket with post office, butcher, baker, pharmacy 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. For more comprehensive facilities Tunbridge Wells is 9 miles to the north.

There are pretty churches of various denominations, the area provides an excellent selection of both state and private schools to include the well-regarded Mayfield secondary School for girls.

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 Canon Street. There is a regular bus service to Tunbridge Wells and Eastbourne.

Nearby leisure facilities include tennis, 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 999 year lease, along with 50% maintenance contributions.

Material information

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

Mains electricity, gas, water and sewerage.

The property is believed to be of brick, block and timber construction with a clay tiled roof.

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 ultrafast broadband is available at the property.

Mobile Coverage: There is variable 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.

Flat Sussex House High Street MAYFIELD TN20 6AQ	Energy rating C	Valid until: 1 May 2036
		Certificate number: 3436-5024-4600-0384-2222

Property type	Top-floor flat
Total floor area	137 square metres



Approximate total area⁽¹⁾
 120.7 m²
 1298 ft²

(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.

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