



Conveniently located within a very short distance of Mayfield High Street, is this bright and spacious ground floor apartment held within a beautiful imposing Victorian townhouse. The property offers good proportioned accommodation and benefits from its own private entrance and gardens. No onward chain. EPC Rating: D

Offers in Excess of: £275,000
 Leasehold with Share of Freehold


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Garden Flat, Harlington

Station Road, Mayfield, TN20 6BW

Offers in Excess of: £275,000

Leasehold with share of freehold

The Garden Flat, Harlington, forms the whole of the lower floor of this impressive Period townhouse, with three further flats on the floors above.

The property is in excellent order, having been lovingly upgraded by the current owners, and its main advantages are the private entrance to the side, the private gardens and the conservatory. The property is considered to be ideal for first time buyers, investors or for those looking to downsize.

It is noted that the flat enjoys a 25% share of the freehold. There is also the remainder of a 999 year lease, dating from 24/06/2007.

A private entrance door to the side of the building leads into the flat, with steps down to the main hall. A door leads into the sitting/dining room, with a large fireplace and a recently installed wood burner, modern lighting, recently installed carpets, a door to the kitchen and glass doors to the conservatory. There is also a useful airing cupboard.

The conservatory has double glazed windows to all sides with fitted blinds, and the roof has been panelled to make the room more useable. French doors lead out onto a large patio and the garden beyond.

The kitchen forms a galley kitchen, comprising a range of matching base and wall units with black granite effect worktops, including a stainless steel sink unit, space and plumbing for a gas cooker, washing machine and fridge/freezer, part tiled walls, laminate floor and windows to side and rear.

The bathroom was also remodelled, to comprise a tiled shower enclosure, WC and basin, window to side, towel rail and tiled floor.

The main bedroom has a bay window to front, ample space for wardrobes and laminate flooring. Bedroom two/study forms a useful secondary room, with a window to side and a storage area to the front beneath the sloping ceiling.

Outside, to the front of the property is a walled garden forecourt, with a bin area, area of lawn and some flower beds, plus the path and steps to the upper floors. The side path leads down to the front door and the gardens, with a gate to the private garden of The Garden Flat.

Directly behind the flat, and all around the conservatory there is a paved patio area, forming an ideal entertaining and alfresco dining space. Tucked away down the side of the conservatory is a lean-to store housing the boiler, and on the patio itself, there is a large timber summer house/studio.

A gate and a few steps lead down to the lawed part of the garden, partly wall enclosed, part hedge and fence enclosed, the garden has a very private seating area, maturing flower bed borders with several shrubs, flowers and specimen trees.

The Garden Flat, Harlington is situated close to the heart, and on the level to this picturesque and sought after village.

Material Information:

There is no service charge, all bills are shared equally between the four flats as they arise.

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

Mains gas, electricity, water and sewerage.

The property is believed to be of brick and block construction with a 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 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.

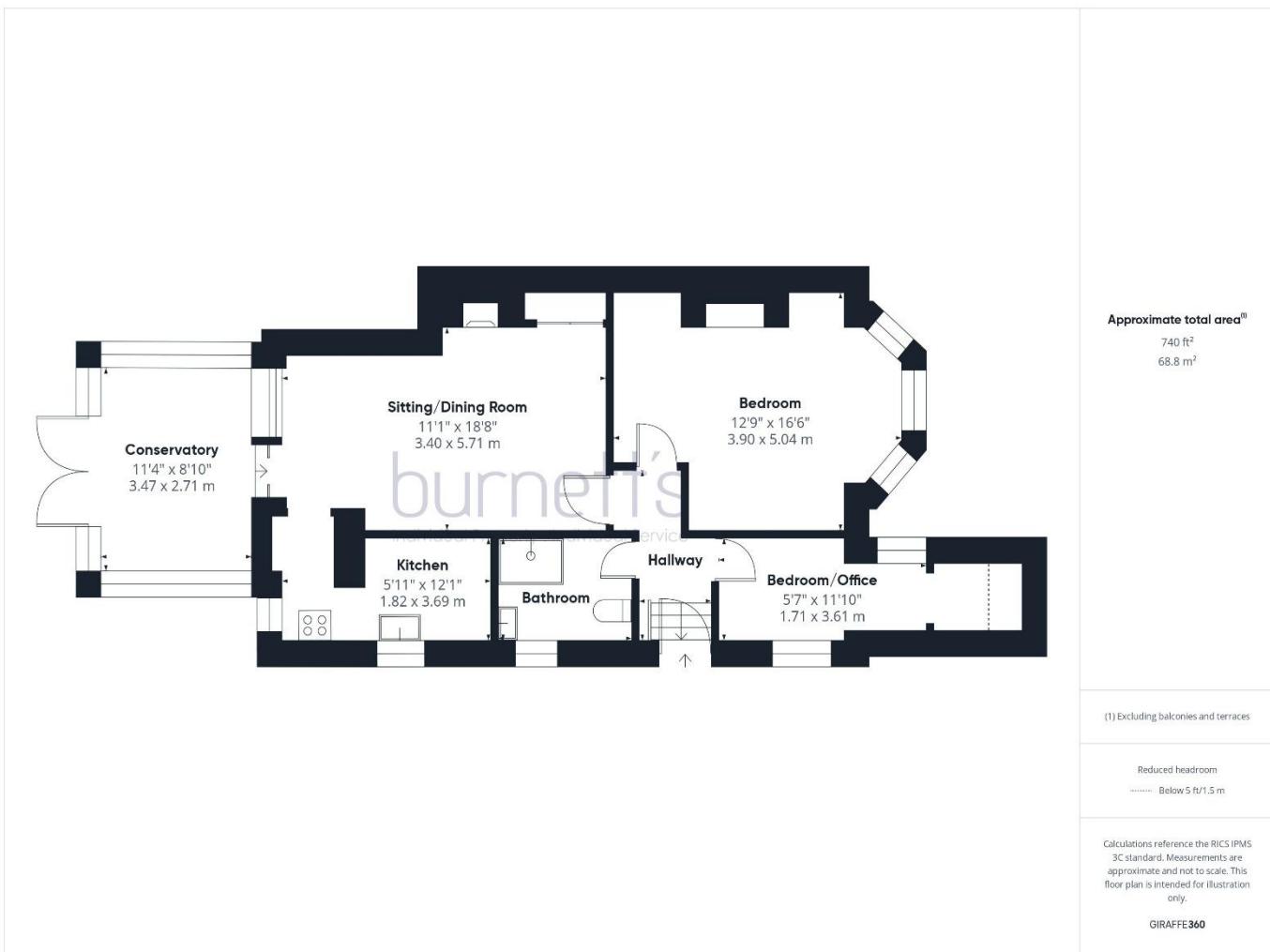
Broadband coverage: we are informed that Superfast broadband is available at the property.

There is 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 accommodation does not have step free access.



Energy performance certificate (EPC)

Garden Flat Hartington St John Road Mayfield TN20 6BW	Energy rating D	Valid until: 9 July 2035
		Certificate number: 5721 1415 0092 6603 7902
Property type Ground-floor flat		
Total floor area 64 square metres		





For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. All measurements and distances are approximate. All parties are advised to verify the accuracy of any details when considering making an offer. These particulars are believed to be accurate at the time of publishing, but we cannot guarantee their accuracy and they should not be relied upon as statements or representations of fact, and they do not form part of any contract. Any reference to alterations made to any part of the property is not a statement that the necessary planning, building regulations or any other consent has been obtained. The photographs show only certain aspects of the property and it should not be assumed that any items photographed are included in the sale. Please contact us if there is a specific area of importance to you, particularly if travelling some distance.