



A charming, Period, one bedroom cottage, situated in the centre of Mayfield, with a part-walled courtyard garden. NO CHAIN. EPC Rating E
Offers in Excess of £175,000 Freehold

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BEST ESTATE AGENT GUIDE
AWARD WINNER
SALES 2024



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4 Vale Road

Mayfield, East Sussex. TN20 6BB

Offers in Excess of £175,000 FREEHOLD

The property forms a Period, end of terrace cottage, comprising one bedroom, a study and shower room to the first floor, plus a kitchen and sitting room to the ground floor, whilst enjoying a partly walled courtyard garden, complete with a large shed/workshop, all in a convenient, central location.

The property is compact, but well-presented throughout, with the front door accessing into the sitting room, enjoying pine flooring, a window to front and a fireplace, with cupboards and shelves to either side.

A doorway accesses the kitchen, comprising a range of cupboards and drawers with wooden doors, tiled worktops and a quarry tiled floor. There is a window and door to the rear garden, and access to an understairs cupboard. A sink is inset into the worktop, with an integrated oven/grill, and space for a further appliance.

Stairs lead up to a landing area, with a door to the bedroom, with a window to front, and maximising the view, plus an array of fitted cupboards and shelves.

Also off the landing is a door to the study and shower room. The study enjoys the window to the rear, whilst the shower room comprises a tiled shower cubicle, WC and basin.

Outside, there is a small flower bed to the front, adjacent to the property. The rear garden is a part-walled courtyard garden, with a small water feature, area of planting, and a large shed/workshop. It is noted that the property has a right of access for bins, through the neighbours gardens, and it is believed that the neighbour has a right of access through the garden.

4 Vale Road is located just off South Street on Vale Road, a quiet road adjacent to the High Street.

The 16th Century beauty of Mayfield High Street is just yards away and offers a range of day to day facilities including 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 Canon 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, with access to a footpath immediately adjacent to the property.

Material Information:

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

Mains gas, electric, water and drainage.

We are not aware of any safety issues or cladding issues at the property.

We are not aware 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.

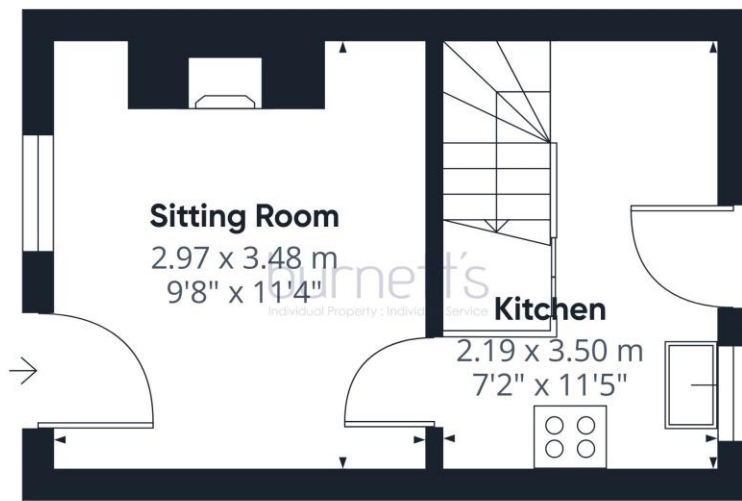
Broadband coverage: we are informed that Superfast broadband is available in the village.

There is limited mobile coverage.

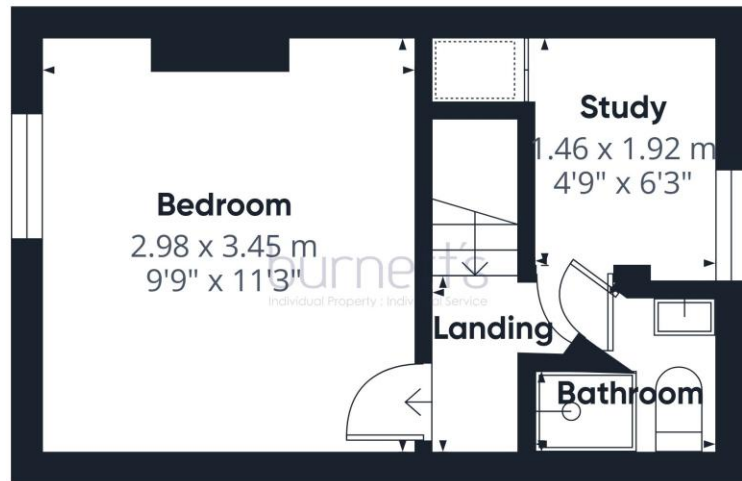
We are not aware of any mining operations in the vicinity.

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

The property does not have step free accommodation.



Ground Floor



Floor 1



Approximate total area⁽¹⁾
33.1 m²
356 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.

GIRAFFE360

Energy performance certificate (EPC)

4 Vale Road MAYFIELD TN20 6BB	Energy rating	Valid until:	26 April 2036
	E	Certificate number:	6436-6724-9600-0250-1222

Property type

End-terrace house

Total floor area

38 square metres



