



SUNNINGDALE, SOUTH STREET

MAYFIELD - £349,950



## Sunningdale, South Street, Mayfield TN20 6BY

**Entrance Hall - Cloakroom - Sitting/Dining Room - Kitchen - First Floor Landing - Three Bedrooms - Bathroom - Courtyard Garden - Off Road Parking For One Small Car**

A charming three bedroom semi-detached property situated in the heart of the village of Mayfield just a short walk from the High Street offering a variety of shops, café and village pub. The property benefits from double glazing throughout and gas-fired central heating. The accommodation comprises a spacious entrance hall, cloakroom, sitting/dining room, kitchen, three bedrooms and family bathroom. There is a secluded walled courtyard garden and off-road parking for one small car. NO ONWARD CHAIN.

### **ENTRANCE HALL:**

uPVC front door with double glazed window to side. Understairs storage. Wood effect flooring. Radiator.

### **CLOAKROOM:**

Double glazed window. WC. Wash basin. 'Worcester' gas-fired boiler. Fuse box. Wood effect flooring.

### **SITTING/DINING ROOM:**

Double glazed window. Electric coal-effect fire. Serving hatch from kitchen. Radiators. Doors leading to the courtyard garden.

### **KITCHEN:**

Double glazed window. uPVC door to courtyard garden. Wall cupboards and base units. Electric oven with induction hob and extractor fan over, Space and plumbing for washing machine. Wood effect flooring.



**FIRST FLOOR LANDING:**

Double glazed window. Access to loft space.

**MASTER BEDROOM:**

Double glazed window with views across local countryside. Radiator.

**BEDROOM TWO:**

Double glazed window. Radiator.

**BEDROOM THREE:**

Double glazed window. Radiator.

**BATHROOM:**

Obscure double glazed window. Wash basin. WC. Bath with electric shower over and fitted shower screen. Partially tiled. Vinyl flooring. Heated towel rail. Access to airing cupboard housing the hot water tank with shelving above.

**OUTSIDE:**

To the FRONT there is off-street parking for one small car and a fence and gate giving access to the rear. To the REAR is a private courtyard garden with garden shed.

**SITUATION:**

The historic village of Mayfield 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 &amp; Pilcher 01435 862211

**TENURE:**

Freehold

**COUNCIL TAX BAND:**

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**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

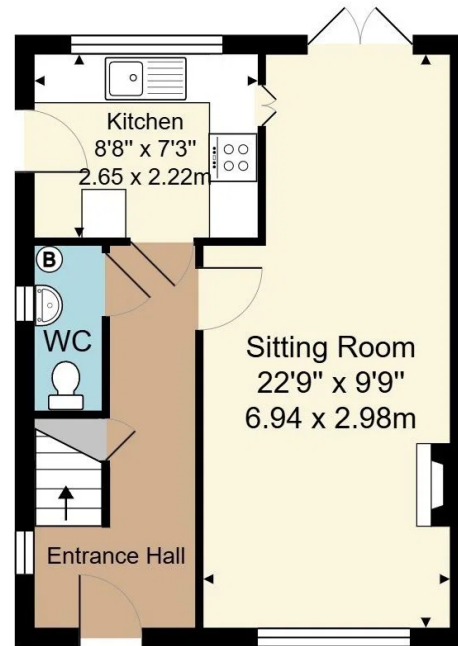
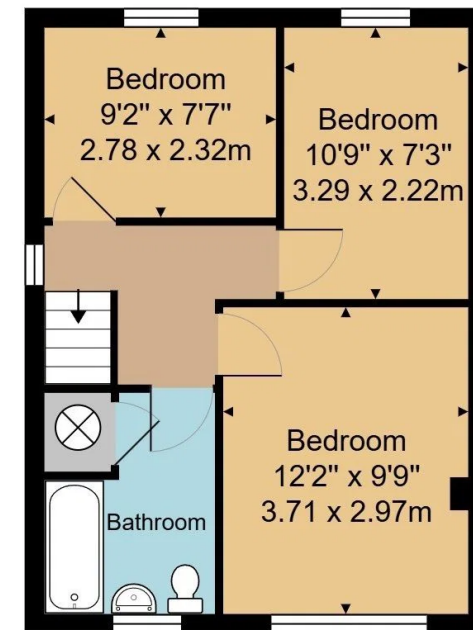
Services - Mains Water, Gas, Electricity &amp; Drainage

Heating - Gas-fired

**AGENTS NOTE:**

Please be aware that the parking space to the side of the property is not the full width of the area but just the half closest to the property and is therefore suitable for one small car only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

**Ground Floor****First Floor**

Approx. Gross Internal Area 768 ft<sup>2</sup> ... 71.3 m<sup>2</sup>

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.

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.



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