



A charming and well-presented ground floor garden flat, forming part of a character, period property, comprising one double bedroom, updated en-suite shower room, dual aspect sitting room and modern kitchen, private garden and parking, situated in a quiet tucked away position within easy walking distance of the Rose and Crown Pub, plus footpaths to the village playing fields and High Street. EPC Rating D
 £200,000 to £215,000 Leasehold with a 25% share of the Freehold

Mayfield Office:

3 Church View House,
High Street, Mayfield,
East Sussex. TN20 6AB

mayfield@burnetts-ea.com
01435 874450

Wadhurst Office:

The Clock House,
High Street, Wadhurst,
East Sussex. TN5 6AA

wadhurst@burnetts-ea.com
01892 782287



4 Coach House Mews,

Fletching Street, Mayfield. TN20 6TE

£200,000 to £215,000 Leasehold with a 25% share of Freehold

The property is a charming and well-presented ground floor garden flat, forming part of a period property, believed to be a former Coach House to the Rose and Crown Pub.

Coach House Mews boasts attractive brick and tile hung external elevations beneath a tiled roof. The property was converted in 2008 and benefits from a brand-new boiler and radiators, double glazed windows and composite front door, upgraded en-suite shower room, new kitchen and a private rear garden. There is off road parking for one car.

The property is accessed via a private front door, into a hallway, with a window to front and doors to the double bedroom, kitchen and sitting room. The sitting room is a lovely bright room, with a window to front and glass French Doors to the rear garden.

The kitchen comprises a range of white, gloss fronted cupboards and drawers, beneath Corian effect worktops, matching breakfast bar, integrated cooker with extractor above and oven/grill below, washing machine and a free-standing fridge/freezer, inset sink and drainer and a window to the front.

The double bedroom is positioned at the rear of the flat, with a window looking out on to the garden and enjoys an en-suite shower room.

The modern shower room comprises a walk-in shower with a beautiful rear panel, WC, hand wash basin, towel radiator, tiled floor and part-tiled walls, plus a window to rear.

Outside, there is a private, landscaped garden, complete with a wall enclosed seating area by the sitting room doors, a path to the side gate and steps up to a lawn, with flowerbed borders, a further seating area, side gate and space for various sheds. There is an allocated parking space with the carpark of the Rose and Crown Pub.

The flat is situated just behind the Rose and Crown Pub, approximately 0.25 miles from the 16th Century beauty of Mayfield High Street.

Facilities in the village include a small supermarket, butcher, baker, pharmacy, florist 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 and the nearby pub, The Rose and Crown.

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 in 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, outdoor activities at Bedgebury, sailing on Bewl Water and at the coast. The area is criss-crossed with many beautiful walks through the Area of Outstanding Natural Beauty.

Material Information:

All four flats own 25% of the Freehold and have full control of the property via a managing company. There is no ground rent or service charge. The Lease is the remainder of a 999 year lease from 20/06/2008

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

All mains services are connected.

The title has easements, we suggest you seek legal advice on the title.

We are not aware of any safety issues or cladding issues.

We are not aware of any asbestos at the property.

According to the Government Flood Risk website, there is a very low risk of flooding.

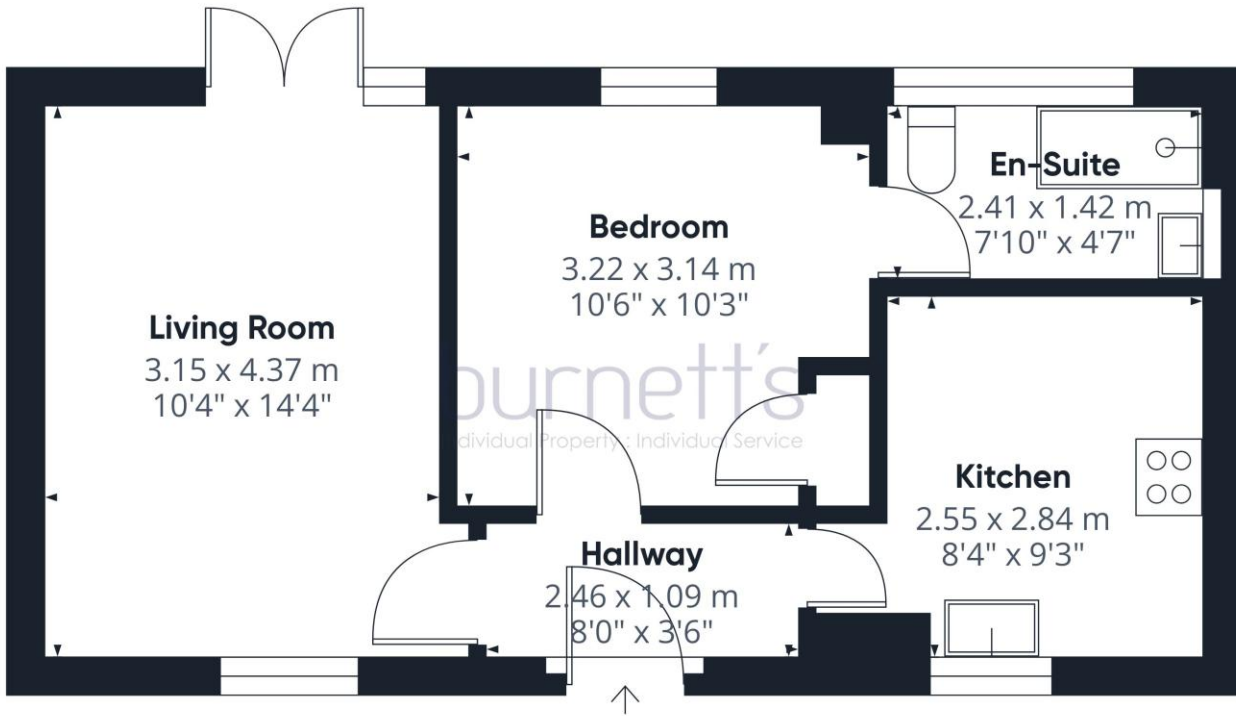
Broadband coverage: we are informed that Superfast broadband is available at the property.

There is limited mobile phone reception at the property.

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 not have step free access.



Approximate total area⁽¹⁾
37.5 m²
404 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



4 Coach House Mews Fletching Street MAYFIELD TN20 6TE	Energy rating D	Valid until: 27 April 2036
		Certificate number: 6100-8763-0622-1693-3463

Property type

Ground-floor flat

Total floor area

40 square metres



