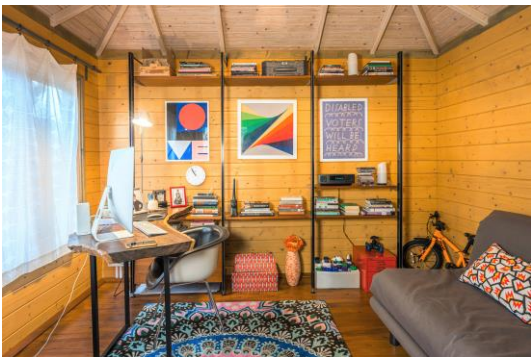




10 Victoria Road
Mayfield, East Sussex

An attractive and beautifully presented 2/3 bedroom Victorian terraced house, situated on a quiet no through road within easy walking distance of village amenities.

Guide price £375,000 Freehold



Situation: The property is situated in the much sought after village of Mayfield. The High Street is within easy walking distance and offers an excellent range of shops and services for everyday needs including including a general store with post office, butcher, baker, pharmacy, florist, greengrocers and deli, as well as a doctors' surgery, dentist and hairdressers. There are also cafes and period Inns, including the renowned Middle House, as well as pretty churches, a tennis club, a primary school and the well regarded independent school for girls, Mayfield School.

The regional centre of Tunbridge Wells is approximately 9 miles distant to the north and provides a comprehensive range of amenities including the Royal Victoria Shopping centre, cinema complex and theatres. For the commuter, mainline stations can be found at Wadhurst and Crowborough (both being about 5 miles distant), which provide regular services to London station. There is also a regular bus service to Tunbridge Wells and Eastbourne. The A21 is also within easy reach and provides a direct link to the M25 and coastal routes.

The beautiful surrounding countryside is a designated Area of Outstanding Natural Beauty and there are numerous footpaths and bridleways nearby offering excellent walking and riding.

Description: 10 Victoria Road is a delightful Victorian terraced home with attractive external elevations of brick and render beneath a tiled roof. The property is well presented throughout and benefits from combining period features with modern tastes.

The accommodation includes a sitting room with a woodburning stove, exposed floorboards, window overlooking the front garden and an open under stairs recess. There is a good-sized kitchen/dining room, which has an extensive range of solid wood Schmidt wall and base units with granite worksurfaces, five ring gas hob, two integrated continuous clean Kuppersbush ovens, integrated fridge and freezer and Bosh dishwasher. The kitchen is open plan to a conservatory, which has a tiled floor and doors leading to the rear garden and to a utility room with a cupboard, space and plumbing for appliances and door to a cloakroom with a wc and wash hand basin. The first floor comprises a double bedroom with a window overlooking the rear garden, a fully tiled bathroom with a panelled bath with shower over, heated towel rail and wash hand basin. The house is currently arranged to provide an open study but this room could easily be enclosed to provide a third bedroom. Stairs leads to the second floor where there is a lovely bedroom, which has plenty of under eaves storage and two Velux windows.

Outside to the front, stone steps lead to a pretty front garden and the front door. To the rear, the garden has been thoughtfully landscaped and planted with a variety of mature plants. There is a decked seating area and steps lead to an outbuilding/office (3.5m²), which is insulated and has electricity and power connected. There is also a further outbuilding/studio (3.5m x 2.8m) which is also insulated and has electricity and power connected. A rear gate opens to a private parking area with parking for two vehicles.

Services: Mains water and electricity. Gas central heating

Local Authority: Wealden District Council (01892) 653311

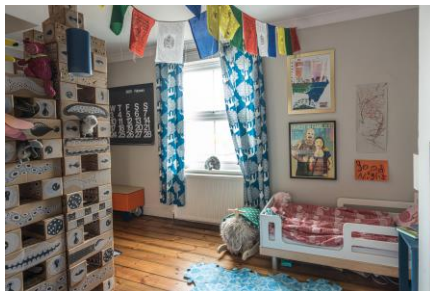
Current council tax band: C (£1,872.66 per annum)

Current EPC Rating: C

Property address: 10 Victoria Road, Mayfield, East Sussex TN20 6ES

01892 786720 www.greenlizardhomes.co.uk

Office open: Monday to Friday 9am to 5.30pm, Saturday 10am to 4pm Viewings: 7 days a week



Ground floor

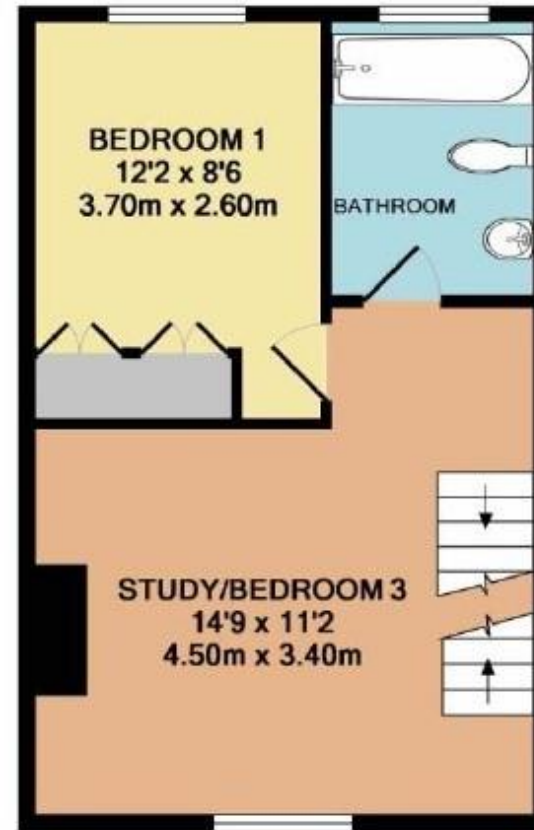


Internal floor approximate area: 1,058 sq.ft (98.3 sq.m)

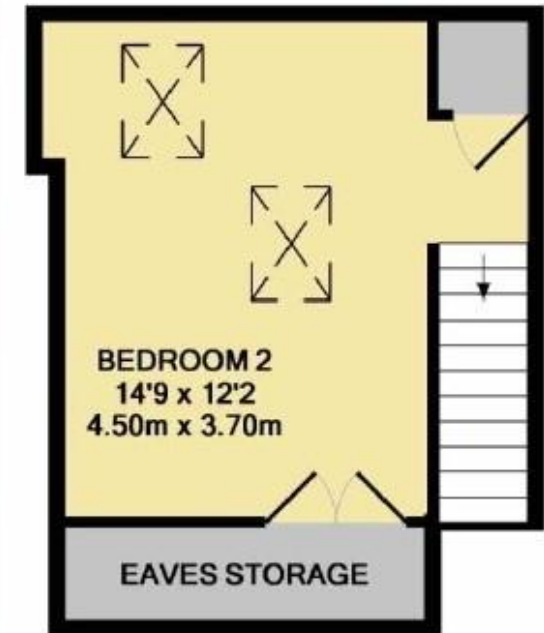
This plan is not drawn to scale and is for layout guidance only



First floor



Second floor



Important notice:

These details have been produced as a general guide only. All descriptions, photographs, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact. The agents have not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Items shown in photographs are not necessarily included in the sale. Room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances or carpets. Descriptions of any property are obviously subjective and the descriptions contained herein are used in good faith as an opinion.



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