



A charming and well-presented first floor flat, forming part of a character, Period property, comprising one double bedroom, a bathroom, dual aspect sitting room and open-plan kitchen, situated in quiet tucked away position within easy walking distance of the Rose and Crown Pub, plus foot paths to the village playing fields and High Street. Perfect for First Time Buyers or Investors. EPC Rating D.

Asking Price: £175,000 Leasehold with a 25% Share of Freehold



Mayfield Office:

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East Sussex. TN20 6AB

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Wadhurst Office:

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Flat 3 Coach House Mews

Fletching Street, Mayfield, TN20 6TE

Asking Price: £175,000 Share of Freehold

The property is a charming and well-presented first floor 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 includes off road parking for one car.

The property is accessed via a communal door shared with Flat 2. A stairwell leads to the flat's private front door which opens to an open plan sitting room/kitchen area, with a double bedroom and en-suite bathroom.

The sitting room is a good size with a recessed area accommodating the kitchen and windows to front and rear aspect.

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

The bedroom is at the front of the flat, with two windows and a door to a cupboard, plus a further door to the en-suite bathroom, comprising a panelled bath with shower over, WC and basin, tiled floor, part-tiled walls and window to rear.

Outside, there is no garden, but there is an allocated parking space by the Rose and Crown Pub.

The house 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, post office, 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 property is leasehold, and is also sold with a 25% share of the freehold. There is the remainder of a 999 year lease from 20th June 2008, with a 25% share of maintenance costs. 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.

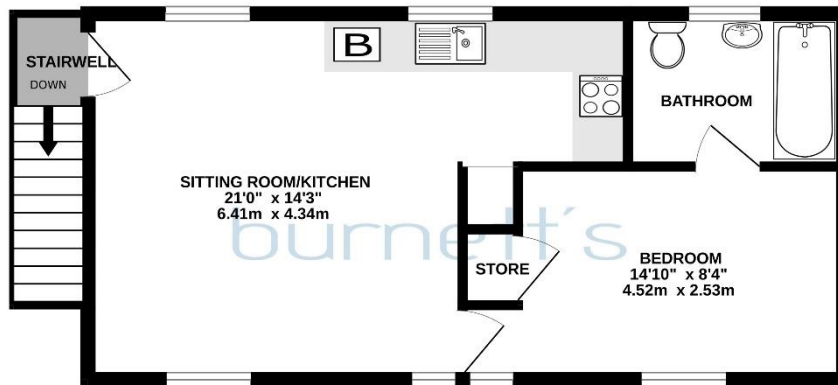
The property does not have step free access.

Mayfield: 01435 874450
Wadhurst: 01892 782287

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Energy performance certificate (EPC)		
3 Coach House Mews Fletching Street MAYFIELD TN20 6TE	Energy rating D	Valid until: 9 March 2028
		Certificate number: 0038-2074-6247-4348-3930
Property type		Top-floor flat
Total floor area		40 square metres

FIRST FLOOR
420 sq.ft. (39.0 sq.m.) approx.



3 COACH HOUSE MEWS, FLETCHING STREET, MAYFIELD, TN20 6TE

TOTAL FLOOR AREA: 420 sq.ft. (39.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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