



A skilfully extended and beautifully modernised semi-detached Period house, now enjoying deceptively spacious and characterful, family-orientated accommodation, whilst backing onto open fields with views to front and rear from the upper floors, comprising four bedrooms, en-suite and bathroom, three reception rooms, open kitchen/breakfast room, utility and cloakroom and off road parking with an electric car plug, all set within gardens of over half an acre. EPC Rating C.

Offers in Excess of: £700,000 Freehold



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Individual Property : Individual Service



BEST ESTATE AGENT GUIDE
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SALES 2024

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1 Sunrays

East Street, Mayfield, East Sussex, TN20 6TZ

Offers in Excess of: £700,000 Freehold

1 Sunrays offers the best of both Worlds; the character associated with a Period cottage and the comforts of modern living, with modern wiring and central heating, double glazed windows and a sympathetic extension that provides larger than normal rooms for a cottage of this age. The whole house is well-presented, with stripped wooden flooring downstairs, recently installed en-suite to the master bedroom, upgraded family bathroom, modernised kitchen with glazed wall and vaulted ceiling.

The little porch enters a lobby, with stairs leading to the first floor. The door leads into a family room/snug, with window to front, fireplace with a wood burner, under stairs cupboard and open vista through the house to the rear garden. An opening leads to the dining/play room, with a window to rear, open fireplace with double sided wood burner and door to the sitting room. The sitting room is a good sized room, with window to front and French doors to rear.

Off the dining room is a lobby, with door to a cloakroom with WC and basin, plus a utility room, with space for a washing machine and additional sink. Beyond this open lobby area is the lovely, modernised kitchen/breakfast room, with the glazed end wall providing the outlook over the garden to the fields beyond. The kitchen is fitted with an array of cupboards and drawers with inset sink, drainer, dishwasher, Range cooker and ample space for fridge/freezer and the wall mounted central heating boiler.

The first floor provides a good sized double bedroom with dual front and rear aspect, both with views, a further double bedroom with lovely rearward views. There is also a single bedroom to the front. The family bathroom has been recently refitted, forming a good sized room, complete with bath, WC and basin, ample storage, wooden flooring and window to rear.

The second floor provides a vaulted master bedroom with window to front, partly sloping ceilings, fitted wardrobes and door to the new en-suite, complete with tiled enclosed shower, modern roll-top bath, WC and basin, heated towel rail, window to front with views, Velux to rear and shelved recess.

Outside, to the front there is a newly laid resin bound driveway, providing off road parking for three cars and paths leading to the front door and side gate. The gate leads to the rear garden, with a patio by the house, covered porch by the rear lobby and then lawn beyond, leading down to a shed/summerhouse. A raised decking seating area

provides an outlook over the acquired paddock, providing an additional half an acre of gardens.

The house is situated in East Street, approximately 1 mile from the 16th Century beauty of Mayfield High Street. Facilities in the village include a small supermarket with 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 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, 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:

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

Mains Gas, electricity, water and sewerage.

The property is believed to be of brick/block and timber construction with a tiled roof.

We are not aware of any safety issues or cladding issues, nor of any asbestos at the property.

The property is located within the AONB.

The title has restrictions and 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

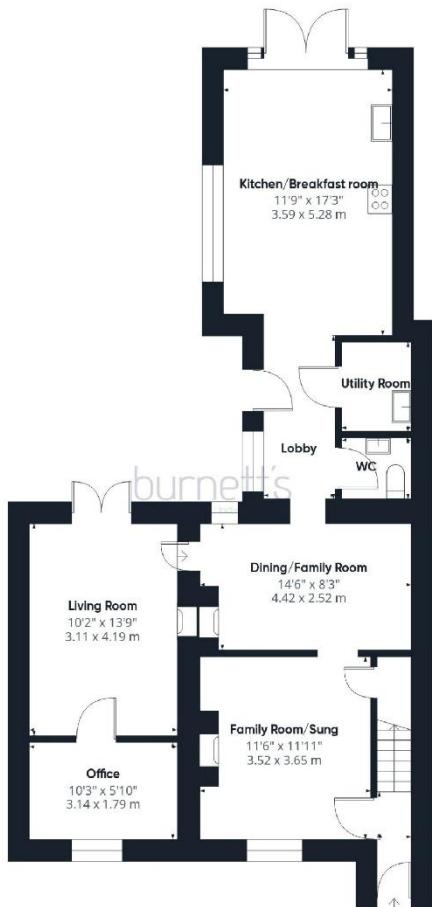
Ultrafast broadband is available at the property.

Mobile Coverage: There is variable mobile coverage from various networks.

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⁾

1597 ft²

148.5 m²

Reduced headroom

24 ft²

2.2 m²



(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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)

1 Sunrays
East Street
MAYFIELD
TN20 6TZ

Energy rating

C

Valid until:

16 June 2026

Certificate number: 0315-2835 7762 9096 8965

Property type

Semi-detached house

Total floor area

154 square metres



Mayfield: 01435 874450

Wadhurst: 01892 782287

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