



burnett's

Individual Property : Individual Service



A Period, end of terrace property, with a bay fronted façade, beautiful room proportions, fireplaces and elegance associated with the era, comprising three bedrooms, a bathroom, sitting room, dining room and kitchen, set within large gardens, all within Mayfield Village and enjoying views across to the Rother Valley to the south. **NO CHAIN.** EPC Rating D

Offers in Excess of: **£500,000** Freehold



burnett's

Individual Property : Individual Service

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



BEST ESTATE AGENT GUIDE
AWARD WINNER
SALES 2024



BEST ESTATE AGENT GUIDE
AWARD WINNER
SALES 2025



BEST
ESTATE AGENT GUIDE
2025 : EXCEPTIONAL
SALES



3 Fingal Place,

East Street, Mayfield, East Sussex. TN20 6TU

Offers in Excess of: £500,000 FREEHOLD

The property forms a very well-presented, Period, end of terrace property, with a bay fronted façade, beautiful room proportions, fireplaces and elegance associated with the era, comprising three bedrooms, a bathroom, sitting room, dining room and kitchen, set within large gardens, all within Mayfield Village and enjoying views across to the Rother Valley to the south.

The house has been incredibly well cared for by the current owners, with new electrics in 2006 and wood burner installed in circa 2008, new kitchen and boiler in 2014, modern double glazed sash windows and decor.

One enters the entrance hall, with stairs rising to the first floor, a downstairs WC and storage cupboard feature within the hallway to the main reception rooms and kitchen.

The sitting room is at the front of the house, complete with a bay window taking in the views, plus an open fireplace with wood surround. The dining room is adjacent, with a window to the rear garden, door to the garden room, and wood burning stove recessed into the fireplace. The garden room is a single glazed conservatory/garden room, accessing directly on to the rear patio.

The kitchen is at the rear of the property, with windows and door to the rear garden, plus an array of base and wall units, wooden upstands blend with the wooden work surface. Integrated sink and appliances to include a range with five burners and two ovens, fridge/freezer, and space for washing machine, tumble dryer and dishwasher.

The first floor provides a seating area by a window to front, making the most of the views, with a further area of landing having been cupboarded and with shelves for ample storage.

The front bedroom enjoys the bay window and the views, whilst the middle bedroom window overlooks the garden, the rear bedroom has the best outlook over the rear garden. The bathroom comprises a bath, shower over, WC and basin, with a window to side.

Outside, the property is approached via a set of steps to the front door, with an area of front garden complete with planting, paving and a seating area for the best of the views. The rear garden is long and enjoys a patio to the rear of the property, with direct access to the kitchen and garden room, located to the side of the house. There is a path to the side of the house, over which the neighbouring property have a right of way for bins.

The rest of the garden is laid to lawn, interspersed with flower beds, mature fruit and specimen trees, with a shed near the patio, and a paved path to the rear of the garden along one side. It is arranged as a series of 'rooms', with seating areas in one, fruit trees in another, and lastly, a vegetable garden with a greenhouse and another shed at the rear.

The house is situated in East Street, approximately 1/3 of a mile from the 16th Century beauty of Mayfield High Street and within striking distance of all amenities.

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 for girls. 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 expected to rise upon completion)

Mains Gas, electricity, water and sewerage.

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

We are not aware of any asbestos at the property.

The property is located within the AONB and conservation area.

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

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

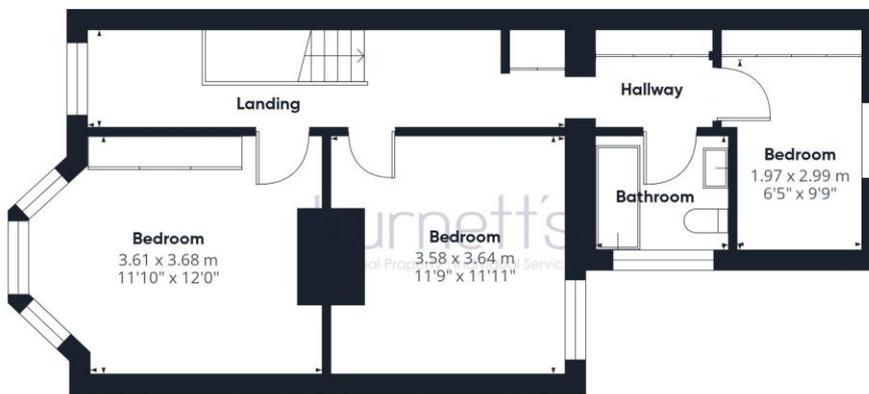
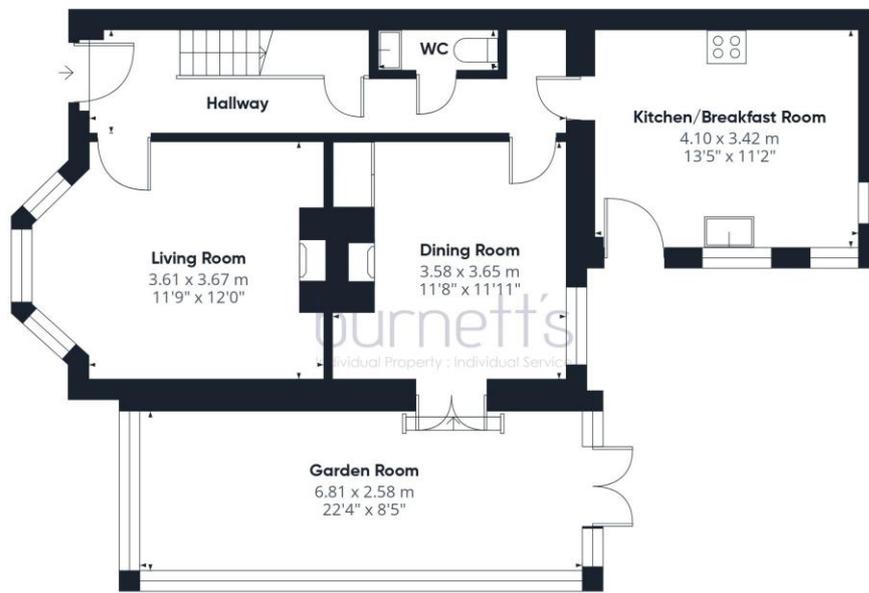
Broadband coverage: we are informed that Superfast broadband is available at the property.

There is good mobile coverage.

We are not aware of any mining operations in the vicinity.

We are not aware of any planning applications.

The property does not have step free access.



Approximate total area^m
 121.1 m²
 1303 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

Energy performance certificate (EPC)

3 Fingal Place East Street MAYFIELD TN20 6TU	Energy rating D	Valid until: 12 March 2036
		Certificate number: 9515-3126-4002-0907-6102

Property type

End-terrace house

Total floor area

115 square metres



