



WOOD & PILCHER



- 2 Good Sized Bedrooms
- Modern Kitchen/Diner
- Sitting Room
- Modern Bathroom
- Patio
- Energy Efficiency Rating: C
- On-Road Parking

South Street, Mayfield

GUIDE PRICE £225,000 - £240,000

woodandpilcher.co.uk



Ivy Cottage, South Street, Mayfield, TN20 6BY

An attractive 2 bedroom mid terrace cottage, we believe dating back to the early 1900's and being conveniently situated just a short stroll from Mayfield Village High Street. The property features a sitting room which opens into a modern kitchen/diner with integrated appliances, a modern bathroom and 2 good sized bedrooms. There is a small concrete patio area to the rear and on-road parking. NO ONWARD CHAIN.

SITTING ROOM:

uPVC front door. Double glazed window to the front enjoying distance views across the treetops. Radiator. Open into:

KITCHEN/DINER:

Modern range of cream fronted matching wall and base cupboards. Wood effect worktop with inset one and a half bowl stainless steel sink. Inset gas hob with oven under. Integrated washer/dryer and fridge freezer. Part tiled walls. Radiator. Walk in storage cupboard housing the gas fired boiler. Door leading to the concrete patio area.



STAIRS LEADING TO THE FIRST FLOOR LANDING:

Access to the loft.

BEDROOM ONE:

A spacious double bedroom with double glazed windows and enjoying far reaching views across the Sussex countryside. Radiator. Storage recess.

BEDROOM TWO:

Double glazed window. Radiator. Part panelled walls.

BATHROOM:

Featuring a white suite comprising a panel enclosed bath with chrome mixer taps and thermostatic shower over and folding glass shower screen. Vanity unit with inset wash basin and cupboards under. WC with concealed cistern. Part tiled walls. Inset spotlights. Chrome heated towel rail.

OUTSIDE:

There is a small concrete patio area to the rear.

SITUATION:

The historic town of Mayfield offers a variety of shops, some of an interesting independent nature coupled with curiosity shops, beautiful Church and traditional Inns. The village is famous for its interesting architecture and well regarded church choir. The location is well served for schooling for all age groups including St Leonards College for Girls. The thriving market town of Heathfield lies a short distant to the south and offers a range of shopping facilities, some of an interesting independent nature with the backing of supermarkets of a national network. Train stations to London can be found at nearby Wadhurst and Tunbridge Wells, the latter providing a service of trains to London in just under the hour.

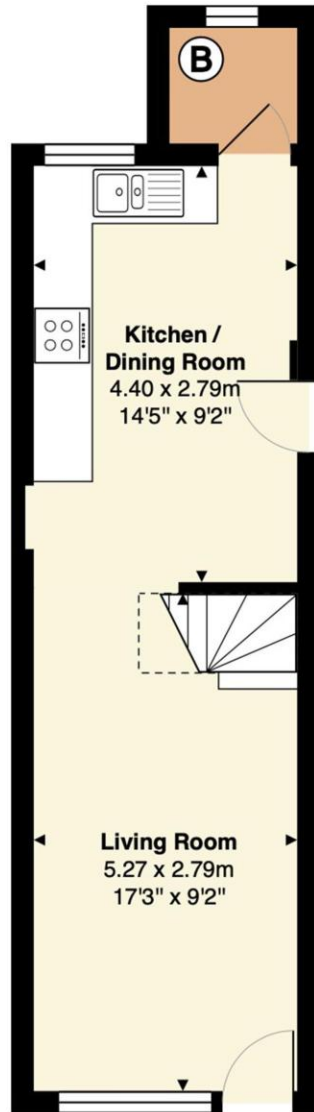
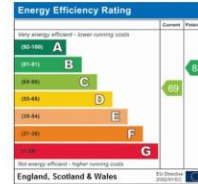
TENURE:

Freehold

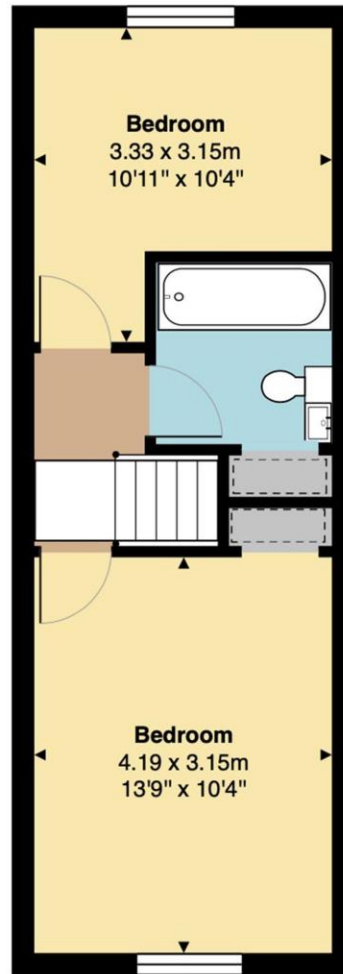
VIEWING:

By appointment with Wood & Pilcher 01435 862211





Ground Floor
 Approx Internal Area
 315 sq ft (29.2 sq m)



First Floor
 Approx Internal Area
 340 sq ft (31.6 sq m)

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Not To Scale.

Whilst every attempt is made to ensure accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS Code Of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or efficiency can be given.
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