



1 Coach House Mews

Fletching Street, Mayfield, East Sussex

A charming and well presented 1 double bedroom ground floor flat, forming part of a period property, situated in quiet tucked away position within easy walking distance of the village High Street. NO CHAIN.

Guide price £170,000 Share of Freehold

Description:

1 Coach House Mews is a charming and well presented ground floor flat, forming part of a period property with attractive brick and tile hung external elevations beneath a tiled roof and benefits from having an off road parking space.

The property is considered a perfect first time buyer or investment property.

The accommodation includes:

Open plan sitting/kitchen/dining room
Bathroom
Double bedroom
Designated parking space

Situation:

The property is situated in a quiet tucked away position behind the Rose & Crown public house in the heart of the picturesque village of Mayfield. The High Street is just ¼ mile distant and offers an excellent range of local amenities including a general store, 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 10 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 stations. 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.

Services: Mains water and electricity. Gas central heating

Local Authority: Wealden District Council (01 323) 443322

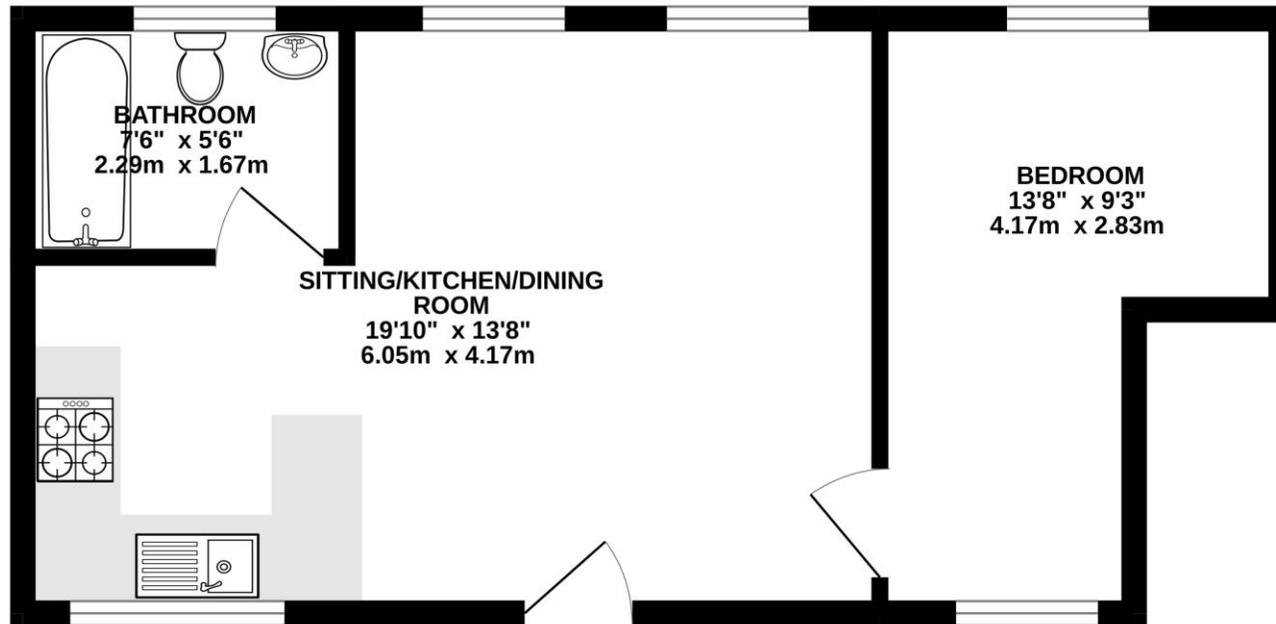
Current EPC Rating: C

Current Council Tax Band: C

Property address: 1 Coach House Mews, Fletching Street, Mayfield, East Sussex TN20 6TE



GROUND FLOOR



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

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.



01892 786720 www.greenlizardhomes.co.uk

The Estate Office Durgates Wadhurst East Sussex TN5 6DE Telephone: 01892 786720 email: info@greenlizardhomes.co.uk