

Flat 2 Coach House Mews
Fletching Street, Mayfield,
TN20 6TE

burnett's
Individual Property : Individual Service



IDEAL FOR INVESTMENT. A charming and well-presented first floor flat, forming part of a character, period property, comprising one double bedroom, shower room, dual aspect sitting room and 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. Currently tenanted at £725 PCM. EPC Rating D
Asking Price: £175,000 Leasehold with a 25% Share of Freehold



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Flat 2 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. Open plan sitting room/kitchen area, with a double bedroom and en-suite bathroom, all converted around 12 years ago, presenting attractive brick and tile hung external elevations beneath a tiled roof and benefits from having an off road parking space and a brand new central heating boiler.

One enters via the shared front door to the stairwell, then private front door to the hallway, with a window to rear and door at the far end into the sitting room. The sitting room is a lovely room, with a window to front and glass French Doors to a 'Juliet balcony' to the rear, plus a further door to the kitchen.

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 front.

The bedroom is at the front of the flat, with a window and large cupboard containing gas fired boiler. Off the hallway is a door to the shower room, comprising a walk-in shower, WC and basin, tiled floor and part-tiled walls.

There is an allocated parking space by the Rose and Crown Pub.

The property is considered perfect for investment, as the property is current Let at £725 Per Calendar Month, with the tenants having been in residence for four years. At the asking price, this would provide a yield of 5%.

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.

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.

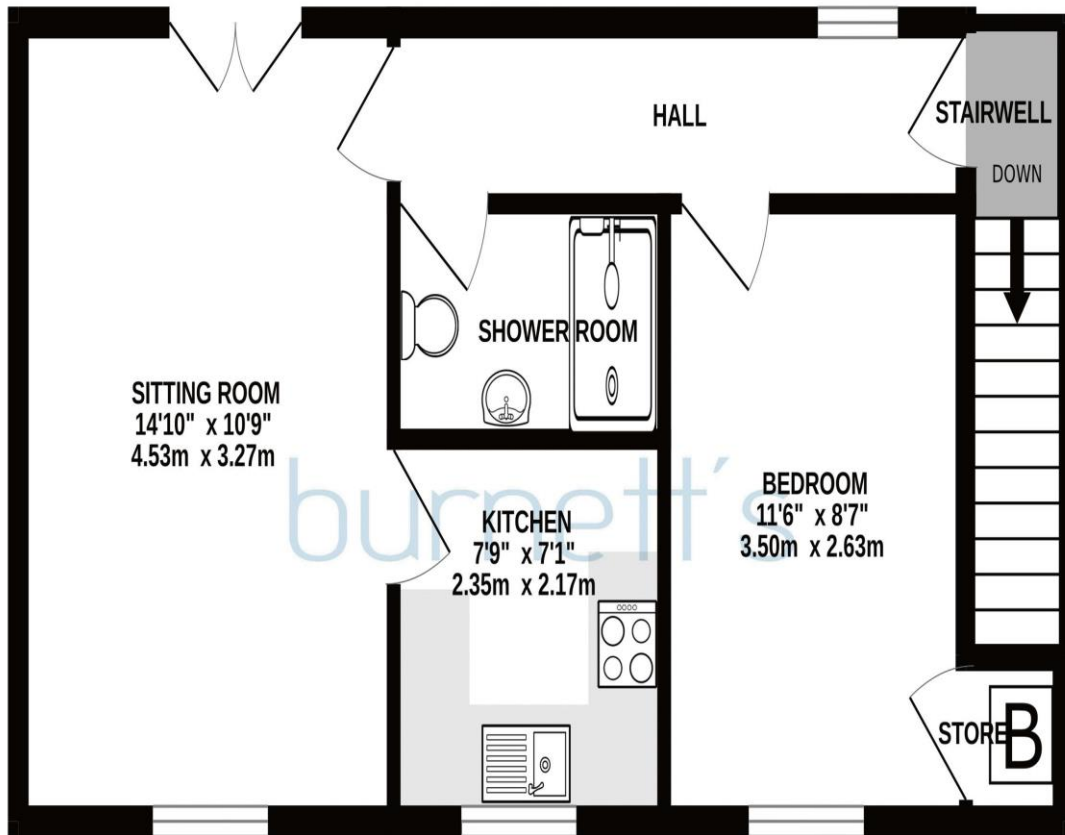
Railway stations can be found at Wadhurst (5 miles), Crowborough (6 miles), and Tunbridge Wells. These provide a fast and regular service to London Charing Cross, London Bridge and Canon Street. There is a regular bus service to Tunbridge Wells and Eastbourne.

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.

All mains services connected. Council Tax Band: B

FIRST FLOOR

411 sq.ft. (38.2 sq.m.) approx.



2 COACH HOUSE MEWS, FLETCHING STREET, MAYFIELD. TN20 6TE

TOTAL FLOOR AREA: 411 sq.ft. (38.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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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Energy performance certificate (EPC)

2 Coach House Mews
Fletching Street
MAYFIELD
TN20 6TE

Energy rating
D

Valid until: 9 March 2028

Certificate number: 0844-2843-6773-9308-1415

Property type

Top-floor flat

Total floor area

39 square metres

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www.burnetts-ea.com

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