

Ground Floor Flat, Martletts  
High Street, Mayfield,  
TN20 6AB

**burnett's**  
Individual Property : Individual Service



A very large and spacious, garden maisonette, with a long, part-walled south facing garden and wonderful views, parking space and flexible accommodation to comprise 1/2 double bedrooms, 1/2 reception rooms, bathroom, kitchen/breakfast room and cloakroom, all in need of modernisation and right in the centre of Mayfield.

NO CHAIN. EPC Rating: D

Price Guide: Excess £300,000 Leasehold with share of Freehold



**Mayfield Office**  
3 Church View House, High Street,  
Mayfield, TN20 6AB  
01435 874450  
mayfield@burnetts-ea.com

**Wadhurst Office**  
Clock House, High Street,  
Wadhurst, TN5 6AA  
01892 782287  
wadhurst@burnetts-ea.com



# Ground Floor Flat, Martletts

High Street, Mayfield, TN20 6AB

Excess of £300,000 Leasehold with 40% share of the Freehold

The Ground Floor Flat, Martletts is a substantial and incredibly light ground floor and lower ground floor apartment, set within a block of three privately owned flats, with a 40% share of the freehold.

The flat enjoys all the outdoor space, which includes a long, part walled south facing garden, with superb views, and steps to the rear that drop down to a parking space, suitable for a small car.

The communal front door provides access to the shared hallway, with a private front door into the front reception room.

The front reception room enjoys a recessed bay window to the front, high ceilings and could easily from a double bedroom if required. A few steps lead down to a half-landing, with further stairs to the lower floor, and a few steps up to a further landing.

A door leads into the rear bedroom/reception room, with large bay window to rear with spectacular views and an open fireplace with a tiled hearth and wood surround.

Adjacent is a bathroom, comprising a panelled bath, WC and basin, part tiled walls and window to side.

The lower ground floor is accessed via the stairwell to a central hallway with a good sized cupboard to one end. There are internal windows to both walls for the light flow from the rear garden.

A door leads into the large kitchen/breakfast room with a range of pine fronted cupboards and drawers, and spaces for various appliances. There is a window to a light-well to the front.

The rear reception room is also a multi-functional room, and could easily be a sitting room opening on to the garden, or a further bedroom. There is a former fireplace and internal window to the hallway.

A door leads into a rear lobby, complete with a door to the rear garden, and a further door to the cloakroom, comprising a WC and basin, plus window to rear.

Outside, the gardens are south facing, with a brick wall running along one boundary with the views. Steps at the far end lead down to a shared parking space with access to South Street.

The flat is located at the Western end of the High Street. The 16th Century beauty of Mayfield High Street is only a few yards away. Facilities in the village include a small supermarket with post office, butcher, baker, pharmacy, 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 is 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.

## Lease Information:

New 150 Year Lease from 2015, when the freehold was purchased, and the flat comes with a 40% share of the freehold with services charges paid on an as and when basis. Previously charges were approximately £860 per annum.

## Services:

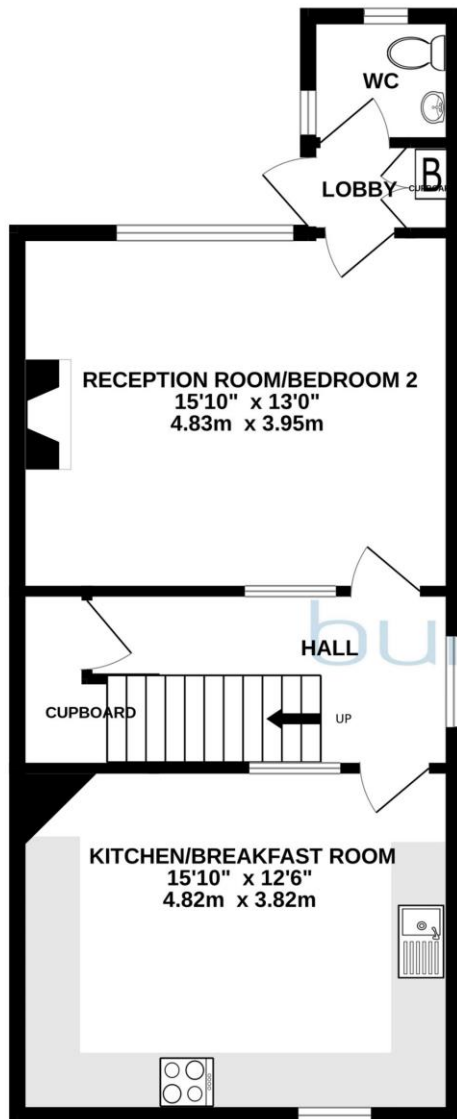
The flat enjoys an entry phone system, gas central heating, smoke alarms, all mains services and Council Tax Band: C

## Energy performance certificate (EPC)

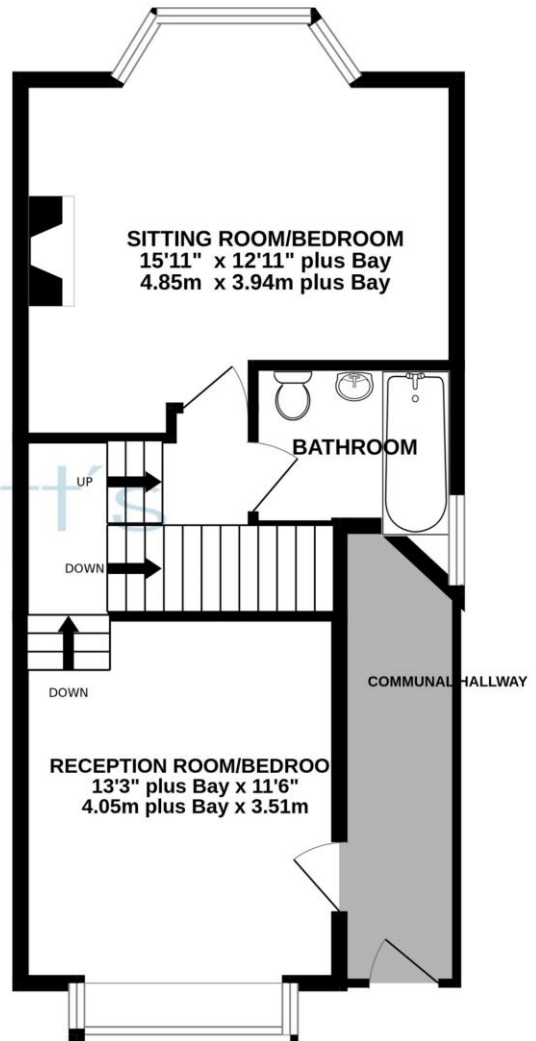
Ground Floor Flat The Martletts High Street Mayfield TN20 6AB	Energy rating <b>D</b>	Valid until: 29 August 2032 Certificate number: 0340-2470-3080-2472-6455
---	---------------------------	---

Property type	Ground-floor flat
Total floor area	90 square metres

LOWER GROUND FLOOR  
534 sq.ft. (49.6 sq.m.) approx.



GROUND FLOOR  
471 sq.ft. (43.8 sq.m.) approx.



GROUND FLOOR FLAT, MARTLETTS, HIGH STREET, MAYFIELD. TN20 6AB

TOTAL FLOOR AREA : 1006 sq.ft. (93.4 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.  
Made with Metropix ©2023



# burnett's

Individual Property : Individual Service

[www.burnetts-ea.com](http://www.burnetts-ea.com)

Mayfield: 01435 874450

Wadhurst: 01892 782287

Lettings: 0845 873 7493

