

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

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



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.

Perfect for First Time Buyers or for investment purposes. EPC Rating D

Asking Price: £175,000 Leasehold with a 25% Share of Freehold

**Mayfield Office**

3 Church View House, High Street,  
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# Flat 2 Coach House Mews

Fletching Street, Mayfield, TN20 6TE

Asking Price: £175,000 Leasehold with a 25% Share of the 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.

Coach House Mews boasts attractive brick and tile hung external elevations beneath a tiled roof. Approximately twelve years ago the property was converted and benefits from off road parking for one car 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.

The property is considered perfect for First Time Buyers or for investment purposes.

Outside, there is no garden, but there is an allocated parking space by the Rose and Crown Pub.

The flat 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.

## Material Information:

All four flats own 25% of the Freehold.

There is no ground rent or service charge.

Council Tax Band B (rates are not expected to rise upon completion).

All mains services are connected.

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

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

We are not aware of any asbestos at the property.

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

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

There is limited mobile phone reception at the property.

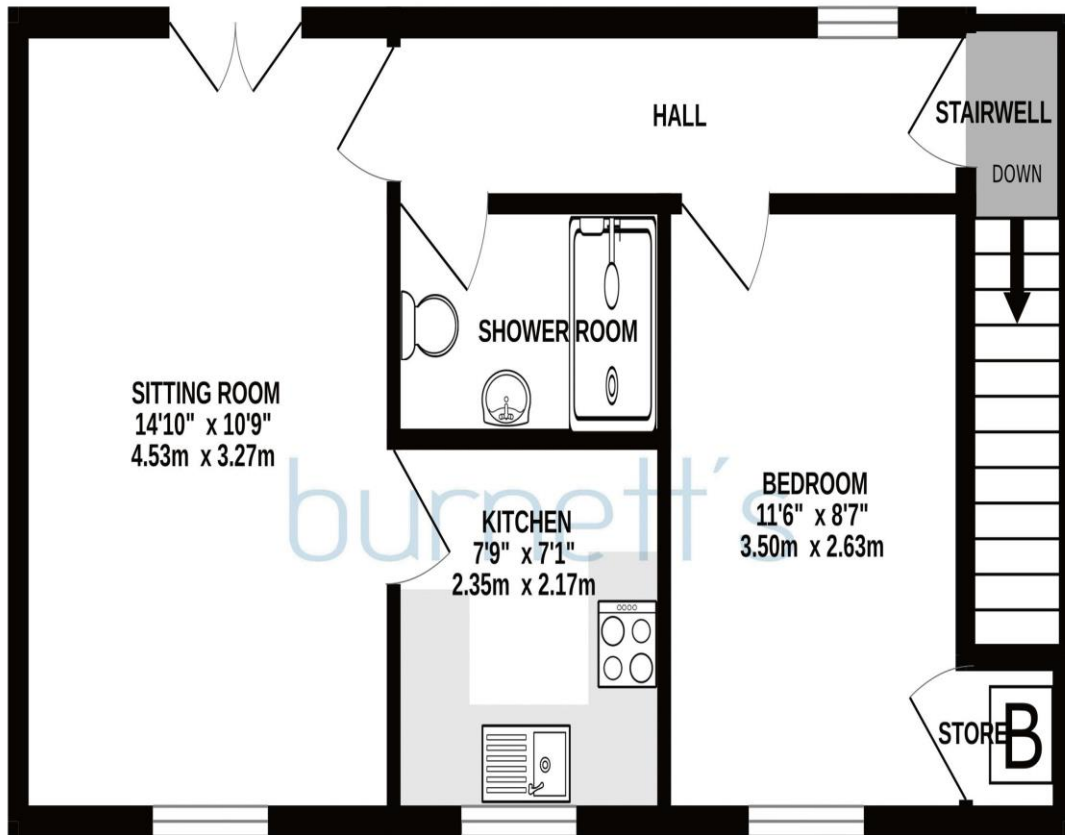
We are not aware of any mining operations in the vicinity.

We are not aware of planning permission for new houses/extensions at any neighbouring properties.

The property does not have step free access.

# 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

# burnett's

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

Mayfield: 01435 874450

Wadhurst: 01892 782287

