

2 London House  
High Street, Mayfield,  
TN20 6AQ

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



**CASH BUYERS ONLY!** A generously proportioned first floor, one bedroom flat providing an excellent investment opportunity, located within a Grade II listed building in the centre of Mayfield. The flat comprises a spacious hall, kitchen, bay fronted sitting room, storerooms, double bedroom with fitted wardrobes and a bathroom, all in need of modernisation.

**Please note, the Lease of 76 years is For Sale.** No Chain. EPC Rating: N/A.

Price Guide: £120,000 Leasehold

**Mayfield Office**

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# 2 London House

High Street, Mayfield, TN20 6AQ

Price Guide: £120,000 Leasehold

Flat 2, London House provides a converted first floor flat in a two-storey building containing one other flat but also commercial use. The building is believed to date from around 1600. It has been used for residential purposes. It has no outside space, garaging, parking or outbuildings. As referred to above there are mixed residential and commercial uses in the building.

The sale will be the transfer of the term of the current lease agreement for the remaining 76 years.

The access to the property is within the grounds of St Dunstan's Church and is shared with one other flat, and the ground floor entrance lobby also allows access to Church/village meeting rooms and toilet facilities.

The communal door provides access to the shared hallway, with stairs leading to the first floor, with a further door to an inner hall and a store cupboard. A private door then opens into the apartment.

The main hallway is a generous size, with a bay window overlooking the church grounds to the rear, and double doors to an airing cupboard.

The sitting/dining room is to the front, with a bay window providing an outlook up and down the high street, plus a lovely inglenook fireplace, complete with a wood burner. A radiator is along one wall, and a door leads into an internal storeroom.

Off the other side of the hall is the kitchen, comprising a range of cupboards and drawers, with a sink with a drainer, cooker, washing machine and fridge, plus a window to side and smaller window to rear.

Adjacent is the bathroom, comprising a panelled bath, shower over, WC and basin, with a window to side.

The double bedroom is then at the front, complete with one wall of wardrobes with sliding doors, housing a former fireplace, plus a sash window to front.

Flat 2, London House is located in the middle of the High Street, adjacent to the beautiful Norman-era St Deny's Church.

Mayfield High Street provides a small

supermarket, baker, butcher, delicatessen, chemist, greengrocer and post office. There are Churches of various denominations, period Inns and a Primary School.

For more comprehensive facilities the Spa Town of Royal Tunbridge Wells is approximately 9 miles to the north.

Railway stations are at Wadhurst, (5 miles), Tunbridge Wells (9 miles), Jarvis Brook & Buxted serving all London Stations.

There is an excellent choice of education facilities within the general area catering for both the state and private sectors.

Nearby leisure facilities include numerous Golf Courses, sailing can be enjoyed along the Coast and at Bewl Water Reservoir. The village has its own Tennis club as well as many beautiful walks and numerous equestrian pursuits are available nearby.

**AGENTS NOTE:** The property is in poor condition needing general modernisation/refurbishment.

**Lease Information:** We are selling the Lease, of which there is 76 years remaining, and we are informed that the Freeholder will not increase or renew the Lease.

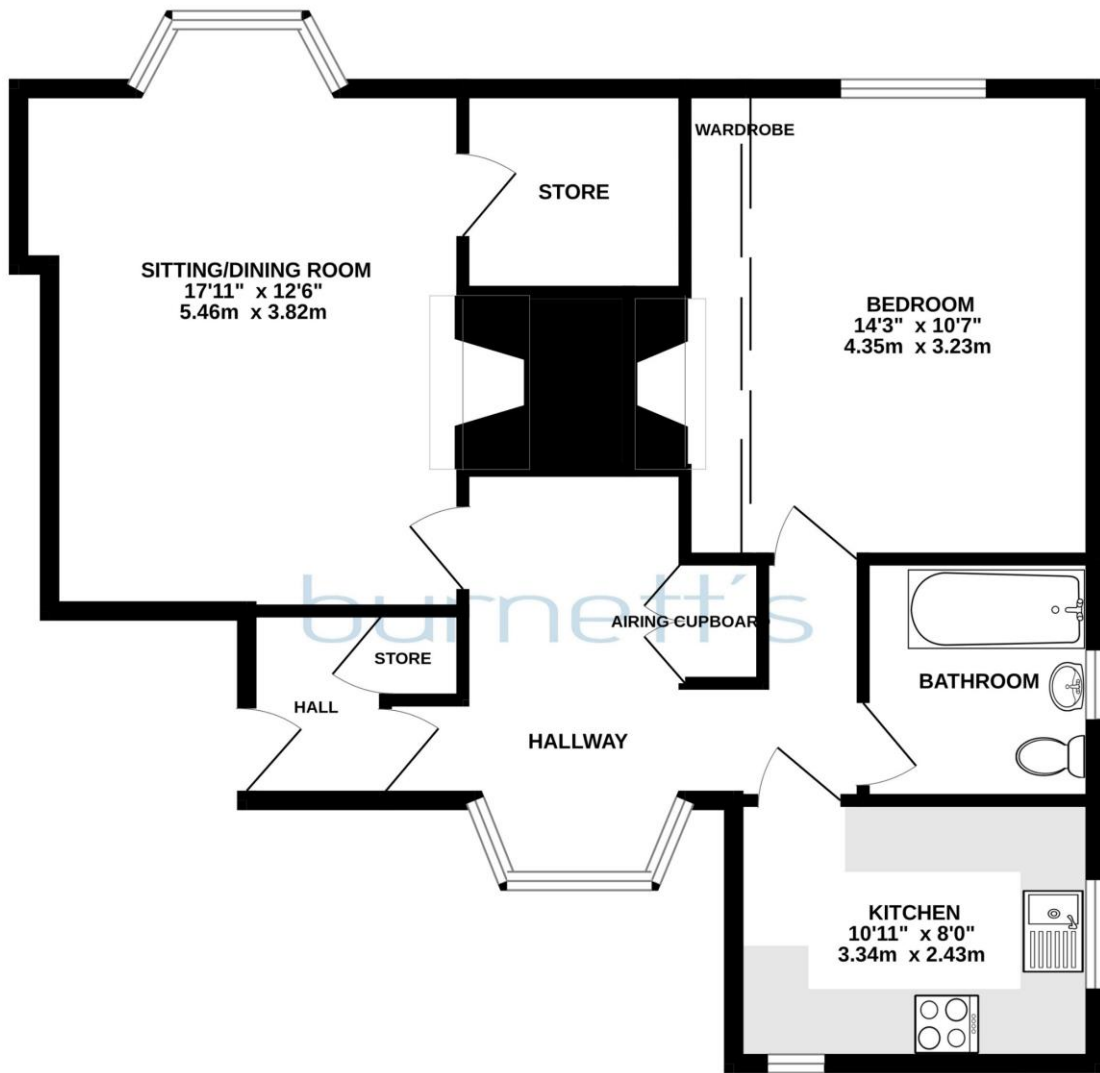
**Service Charges:** We are informed there is no service charge. The share of the building insurance paid in the past is 10% of the whole, approximately £350-£400 (to be confirmed).

**Ground Rent:** £10.00 per annum.

**SERVICES:** The property is connected to mains water, electricity, gas and drainage.  
Council Tax Band: B



GROUND FLOOR  
725 sq.ft. (67.3 sq.m.) approx.



2 LONDON HOUSE, HIGH STREET, MAYFIELD. TN20 6AQ

TOTAL FLOOR AREA: 725 sq.ft. (67.3 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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