

EST 1900

**Lambert
& Foster**

PROPERTY PROFESSIONALS



BANK COTTAGE

WEST STREET | MAYFIELD

A charming 2-bedroom terraced cottage situated in the heart of Mayfield and within walking distance of the high street

Guide Price £290,000

FREEHOLD



BANK COTTAGE

WEST STREET | MAYFIELD | TN20 6DR

Bank Cottage is located in a small terrace of Victorian cottages within walking distance of the thriving community of Mayfield with local amenities including local shops, pubs and schools including the historic Mayfield Girl's School and Mayfield C of E primary school. A more comprehensive range of shops can be found in Tunbridge Wells with its historic Pantiles and mainline station into London.

Mainline rail: Wadhurst (about 4.6 miles), and Tunbridge Wells (about 7.2 miles) with trains to London Charing Cross (via London Bridge and Waterloo East) and Cannon Street from 47 minutes (Tunbridge Wells to Cannon Street). Crowborough (at Jarvis Brook, about 5.6 miles), has services to London Bridge with journey times from just over an hour.

The entrance to the property is approached through a picket gate and pretty front garden which is laid to lawn with shrubs. The accommodation has been tastefully modernised in keeping with the period and comprises of a bright open hallway leading through a glazed door into the well-sized sitting room with log burner. The kitchen leads off of the sitting room and has a good range of wall and base level units with inset range cooker and plumbing for a washing machine. There is ample space for table and chairs and further scope under the stairwell for additional storage. A rear door leads out to a paved courtyard. Stairs lead up from the kitchen onto a landing with two good sized double bedrooms and feature sash windows with stunning country views from the front. The bathroom includes a bath with shower over and heated towel rail.

- **Well located property within walking distance of the village**
- **Renovated period cottage with pretty cottage garden**
- **Light and spacious sitting room with feature fireplace and log burner**
- **Kitchen with breakfast area and door to rear courtyard**
- **Master bedroom with stripped oak floors and views**
- **Fully fitted bathroom**
- **NO ONWARD CHAIN**



GENERAL

Tenure: Freehold

Services: Gas fired central heating with mains water, electricity and drainage. Not tested.

Local authority: Wealden

Council tax: Band D **EPC:** D (62)

VIEWING

To confirm directions and book your viewing strictly by appointment only with the agents call:

Mayfield Office: 01435 873999

Email: Sussex@lambertandfoster.co.uk

FLOOR PLANS

For identification purposes only and not to scale. The position & size of doors, windows, appliances and other features are approximate only.

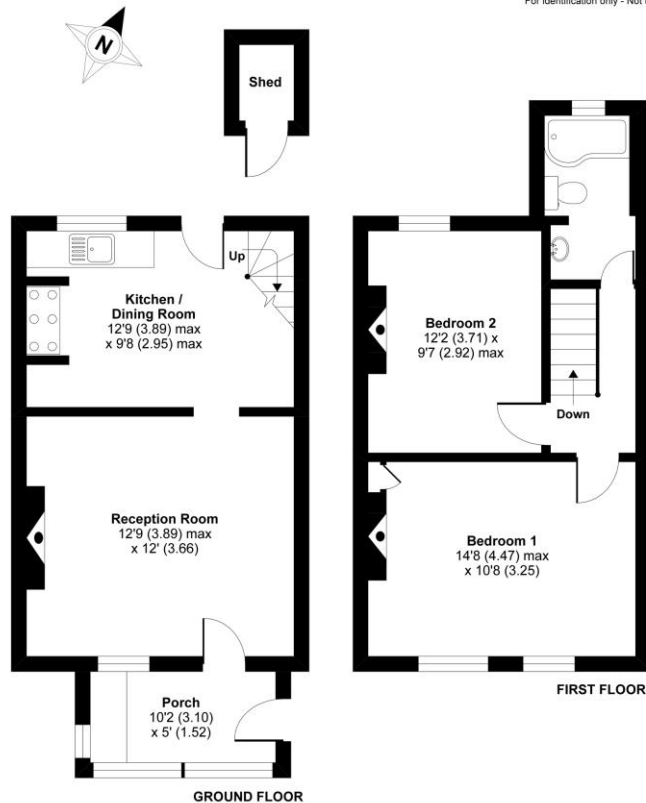
West Street, Mayfield, TN20

Approximate Area = 774 sq ft / 71.9 sq m

Outbuilding = 14 sq ft / 1.3 sq m

Total = 788 sq ft / 73.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Lambert and Foster Ltd. REF: 617182

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PROPERTY PROFESSIONALS FOR OVER 100 YEARS

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The Estate Office, High Street,
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