



DUNSCOMBE
COGGINS MILL LANE, MAYFIELD, EAST SUSSEX, TN20 6UL



**Lambert
& Foster**

TUNBRIDGE WELLS 9 MILES | GATWICK AIRPORT 30 MILES | WADHURST STATION 5 MILES

DUNSCOMBE, COGGINS MILL LANE, MAYFIELD, EAST SUSSEX, TN20 6UL

A rare opportunity to purchase a wonderfully positioned detached three-bedroom home with an exceptionally large garden and huge scope to improve and extend (STPP) located in a sought-after semi-rural position in Mayfield.

OIEO £895,000 FREEHOLD



HEADING

Lambert & Foster are delighted to bring to the market this wonderful three-bedroom detached family home located in a sought-after semi-rural position in the popular village of Mayfield. The property represents an ideal opportunity for someone looking to add their own stamp and is situated in the middle of a large private plot of approximately 0.5 acres (TBV).

Duncombe, which has approximately 1189 sq. ft. of internal living space, is set over two floors and includes, on the ground floor, a kitchen, conservatory, reception and dining room. On the first floor you find three bedrooms and a family bathroom. The property would benefit from refurbishment and could be extended as required (STPP).

The property is ideally situated in a private and peaceful setting on the outskirts of Mayfield yet withing walking distance of the amenities.

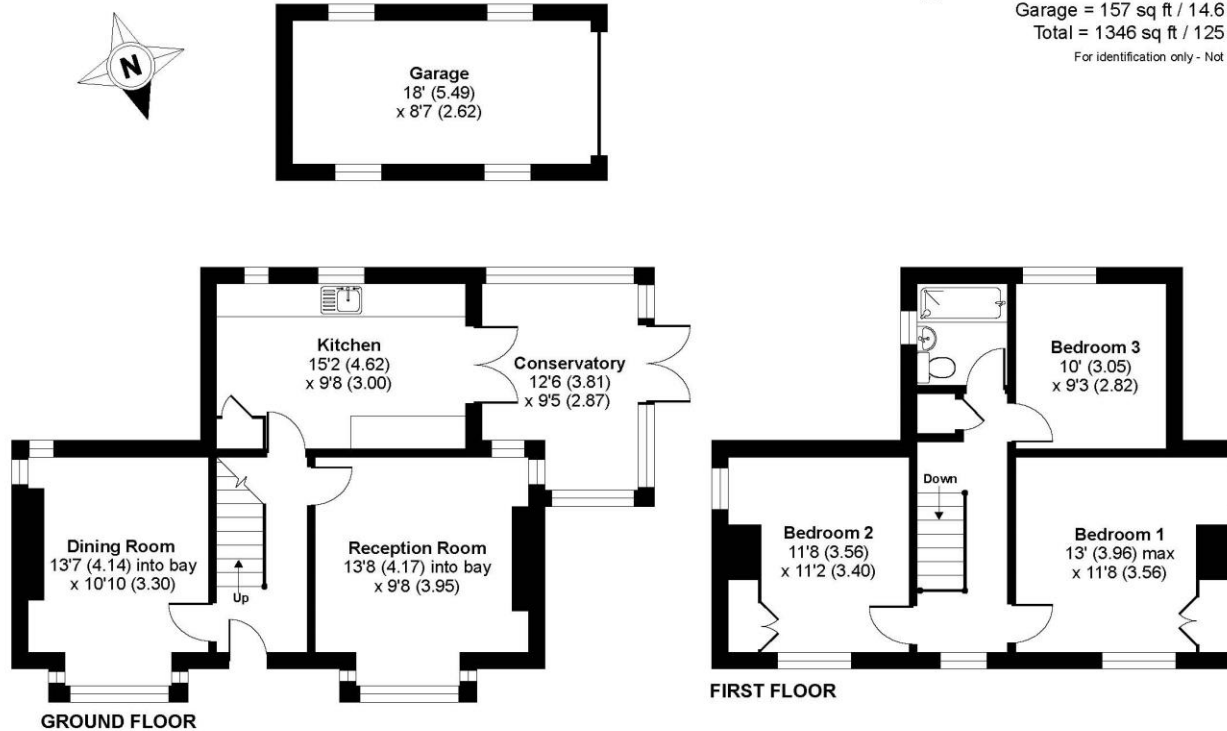
Outside, there is a detached garage, a private driveway leading to the property and ample parking for several cars. The garden wraps around the entire property and is mainly laid to lawn with a variety of borders, mature trees and shrubs.

FLOORPLANS

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

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Approximate Area = 1189 sq ft / 110.4 sq m
Garage = 157 sq ft / 14.6 sq m
Total = 1346 sq ft / 125 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 2024. Produced for nichecom. REF: 1192541

VIEWING: By appointment only.
Sussex Office: 01435 873999.

WHAT3WORDS:
///SCRIBBLED.SLEEPS.BUBBLES

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Mains Gas

BROADBAND & MOBILE COVERAGE:

(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

LOCAL AUTHORITY: www.wealden.gov.uk

COUNCIL TAX: Band E **EPC:** D (62)

FLOOD & EROSION RISK:

(Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information).

PHYSICAL CHARACTERISTICS: Brick elevations and tile roof

PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

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In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR), we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.

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