



GROUND FLOOR FLAT, CHURCH HOLME
HIGH STREET, MAYFIELD, EAST SUSSEX, TN21 8FS



**Lambert
& Foster**

TUNBRIDGE WELLS 9 MILES | GATWICK AIRPORT 28 MILES | WADHURST STATION 5 MILES

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A Grade II Listed one-bedroom flat set over two floors in excellent condition throughout having been fully renovated by the current owners in a sought-after High Street position in the popular village of Mayfield.

ASKING PRICE £200,000 SHARE OF FREEHOLD



DESCRIPTION

Lambert & Foster are delighted to bring to market this spacious one-bedroom flat located in Mayfield. This wonderful property is coming to the market Chain Free and is presented in excellent condition throughout having been renovated throughout only two years ago complete with new electrics and new plumbing. The property is set over two floors and consists of, on the ground floor, a sitting room with attractive bay window overlooking the High Street, a modern kitchen with integrated appliances including a fridge freezer and a washer/dryer which are being included with the property, and a cloakroom. Taking the stairs to the lower ground floor you find a well-proportioned bedroom and large bathroom with modern fixtures and fittings.

The property is a fantastic proposition for those wishing to get their foot on the property ladder in a sought-after location or equally for investors. The property currently generates £900pm rental income (to be verified).

From the hallway there is a second access to a private back lane with a right of way being associated with the property.

FLOORPLANS

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

Church Holme, High Street, Mayfield, TN20 6AL

Approximate Area = 511 sq ft / 47.4 sq m

For identification only - Not to scale



VIEWING: By appointment only

Sussex Office: 01435 873999

TENURE: Share Of Freehold – 999 years from 29th September 1986

SERVICES & UTILITIES:

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

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 B **EPC:** NA

FLOOD & EROSION RISK:

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

CONSTRUCTION TYPE: Stone & brick elevation with tiled roof



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024.
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