







A charming property situated in the heart of the historic village of Mayfield, now in need of modernisation throughout, whilst enjoying a hallway, kitchen/breakfast room, utility room, dining room, sitting room, 3/4 bedrooms, shower room and bathroom, mature, landscaped spacious garden, new double garage and driveway. NO CHAIN

Offers in excess of £795,000 Freehold

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Individual Property : Individual Service

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Hazlitt

West Street, Mayfield, TN20 6DR

Offers in excess of £795,000 Freehold

Hazlitt enjoys a quiet, central location within Mayfield, being tucked away off West Street, yet just a short walk from the historic high street. The property requires modernizing and updating offering one scope to redesign interiors and create a wonderful family home.

One is welcomed into the property via the main entrance, which steps down to the front door. The second offers non step access the right of the building.

The main entrance leads one into the kitchen/breakfast room with windows overlooking the rear garden enjoying views of the garden & countryside, featuring a sink, electric cooker and space for dishwasher, plus built in storage cupboards and plentiful space for a redesigned kitchen should this be required.

A utility room, directly accessed from the kitchen, offers space for washing machine, tumble dryer and houses a butler style sink and storage.

The downstairs shower room comprises a WC, sink and shower feature on the ground floor, accessed from the hallway, which also provides additional storage spaces and leads to the reception rooms.

The dining room enjoys ample space for entertaining. A characterful fireplace resides for added décor. Sliding patio doors provide access to the patio/rear garden. Perfect for alfresco dining in the summer months.

The sitting room, is on the far side of the house, featuring an art deco fireplace, the room welcomes an ideal separate entertainment space, or simply a place to relax and the enjoy the views of the garden.

A further porch area with exposed red brick walls and tiled floor accesses the driveway. An ideal spot to store shoes, boots & coats discreetly.

The stairwell leads to the upstairs part-galleried landing, with storage and airing cupboards.

Bedroom 1 the largest room is accessible from the landing, central to the upstairs configuration. The room includes inbuilt storage and ample room for freestanding furniture. A window to the rear overlooks the garden and views beyond.

Bedroom 2 and 3 used to form one room and are located on the south/west side of the property with windows on both sides, welcoming light and views. Bedroom 2 could be an ideal office/study space or single bedroom. Bedroom 4 resides at the opposite end of the landing, next to the bathroom.

The bathroom provides a WC, vanity sink, bath with shower over and wall cabinets.

The rear garden is mature and well established surrounded by trees and ample shrubs, having been enjoyed for many years. A raised patio sits parallel to the rear of the property, with stone steps providing access to the main lawn, and paved area housing the octagonal greenhouse. Stone pathways guide one to the greenhouse and beyond to a timber summerhouse, with power, and path with sensitive lightbulbs.

The property is accessed via a private driveway via West Street, enjoying ample driveway parking plus a newly built double garage with electric up and over door.

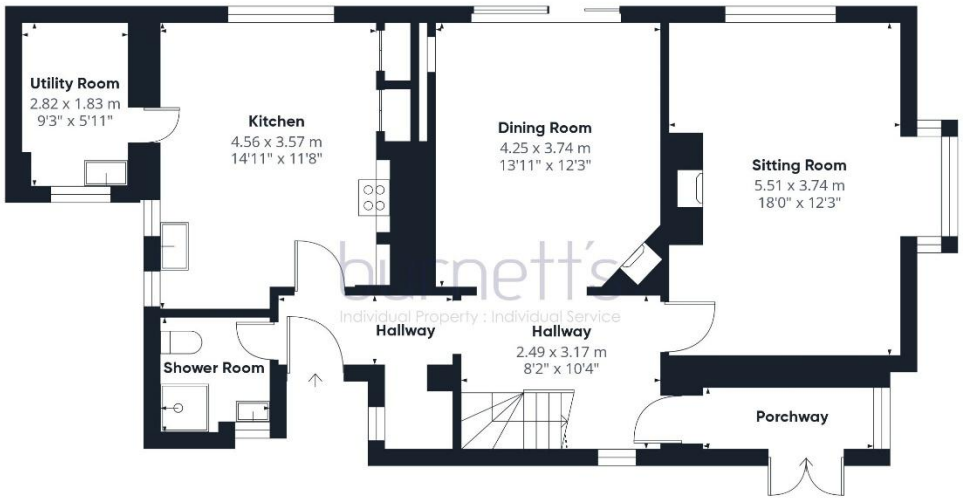
The 16th Century beauty of Mayfield High Street is a short walk away. Facilities in the village include a small supermarket with post office, butcher, baker, pharmacy, florist, greengrocers and deli as well as GP surgery, dentist and hairdressers. There are also a couple of cafes and Period Inns, including the renowned Middle House Hotel. There are pretty churches of various denominations, a flourishing primary school and the well-regarded Mayfield School for Girls secondary school.

For more comprehensive facilities Tunbridge Wells is 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.

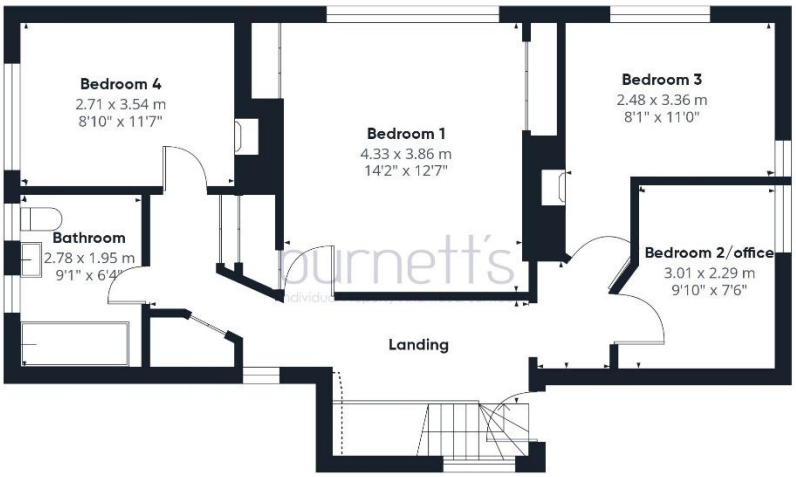
The area provides an excellent selection of both state and private schools. Nearby leisure facilities include tennis, bowls, numerous golf clubs, sailing on

Bewl Water and at the coast. The area is criss-crossed with many beautiful walks through the Area of Outstanding Natural Beauty.

Material Information:
Council Tax Band G (rates are not expected to rise upon completion).
Mains gas fired heating, electricity, water and sewerage.
The property is believed to be of brick/block construction with a tiled roof.
We are not aware of any safety issues or cladding issues, nor of any asbestos at the property.
The property is located within an AONB.
The title has restrictions and easements, we suggest you seek legal advice on the title.
According to the Government Flood Risk website, there is a very low risk of flooding.
Broadband coverage: we are informed that Ultrafast broadband is available at the property.
Mobile Coverage: There is variable mobile coverage from various networks.
We are not aware of any mining operations in the vicinity
We are aware building works in the land behind Hazlitt, but not of any other planning permission for new houses/extensions at any neighbouring properties.
The property does have step free access



Ground Floor



Floor 1

Approximate total area(1)

143.5 m²
1544 ft²

Reduced headroom

0.6 m²
7 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





EPC goes here

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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. All measurements and distances are approximate. All parties are advised to verify the accuracy of any details when considering making an offer. These particulars are believed to be accurate at the time of publishing, but we cannot guarantee their accuracy and they should not be relied upon as statements or representations of fact, and they do not form part of any contract. Any reference to alterations made to any part of the property is not a statement that the necessary planning, building regulations or any other consent has been obtained. The photographs show only certain aspects of the property and it should not be assumed that any items photographed are included in the sale. Please contact us if there is a specific area of importance to you, particularly if travelling some distance.