



Tandridge House

High Street, Mayfield, TN20 6AL

**Character listed 3 bed flat
for sale in village location.
New long leasehold interest
available - Option to also
purchase the freehold**

788 sq ft
(73.21 sq m)

- Character 3 bed maisonette for sale
- Delightful village location
- New long leasehold interest available
- Option to purchase the freehold interest to include commercial letting on the ground floor

Tandridge House, High Street, Mayfield, TN20 6AL

Summary

Available Size	788 sq ft
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Description

The premises comprise a generous, character (Grade II listed) but modern flat over first and second floors arranged as follows:

Flat

Door to inner lobby with stairs to first floor landing, feature ceiling beam, doors to:

Boiler cupboard with gas fired boiler

Bathroom fitted with panel bath having shower head over plus hand wash sink

Kitchen 2.9m (9'6") x 3.2m (10'6") fitted with stainless steel sink unit, double under counter oven and hob, extractor fan, built-in fridge/freezer, space for washing machine, worktop

further lobby area with door to cloakroom fitted with low level wc and wash hand basin

Sitting room 'L' shaped – maximum dimension 4.5m (14'9") x 5.9m (19'3"), feature bay window to front, wood burnet, carpet, hatch to kitchen, ceiling lighting

Bedroom 1 – 5.2m (17') x 3.0m (9'9") window to front, feature ceiling beams, built-in store cupboard, strip wood flooring. Stairs to second floor landing:

Bedroom 2 – 2.5m (8'3") x 3.5m (11'6") twin aspect, radiator, 2 separate store areas

Bedroom 3 – 2.9m (9'6") x 4.6m (15') window to rear, built in stores.

Outside - small courtyard area with secure store

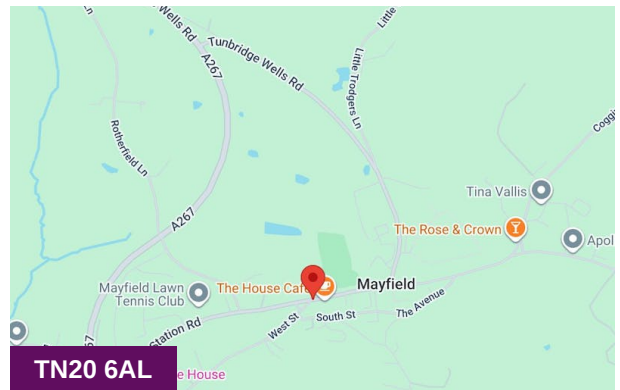
The flat is let under the terms of an Assured Shorthold tenancy at a rent of £13,200pa. The flat tenant has now issued notice to quit and therefore the flat will be sold with vacant possession.

New long leasehold interest to be created. Offers sought in the region of £250,000

The freehold of the premises is also available subject to this new long leasehold interest and commercial letting in the shop below – please refer to separate listing

Location

The premises occupy a prominent High Street position in this historic Sussex village. They are located above the shop Sew and Sew and adjoin Mayfield and Five Ashes Parish Council offices and are opposite South Cliff dental. Other businesses in the immediate area include a public house, Estate Agents, pharmacy as well as many specialists trades.



Viewing & Further Information



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