



**Guide Price**  
**£700,000**

**Freehold**

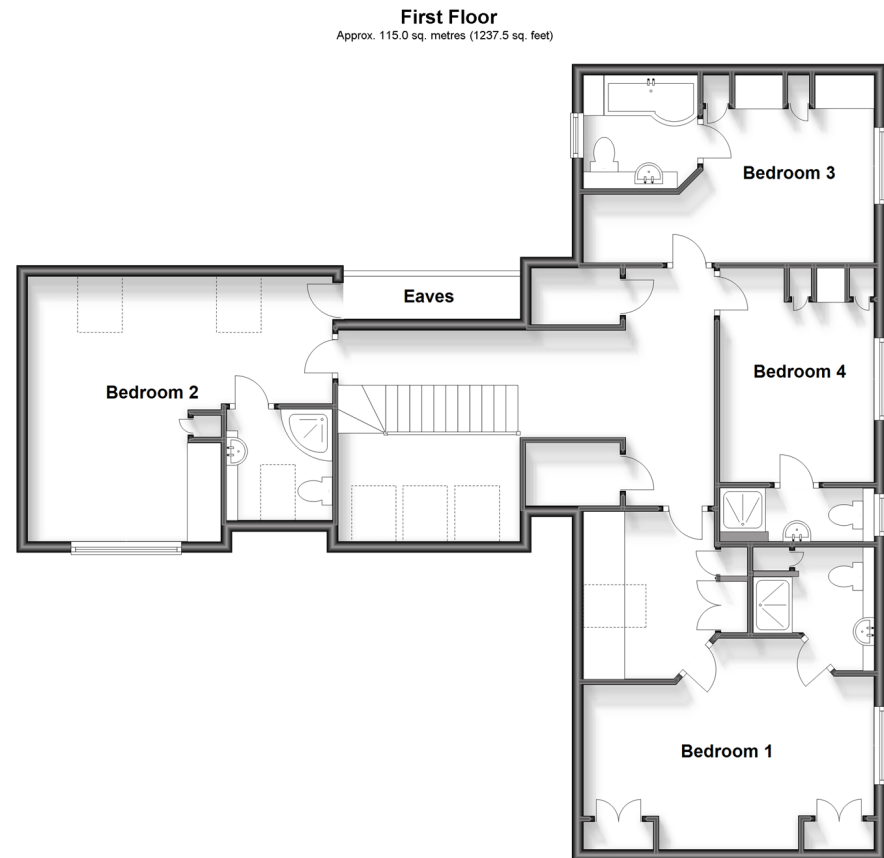
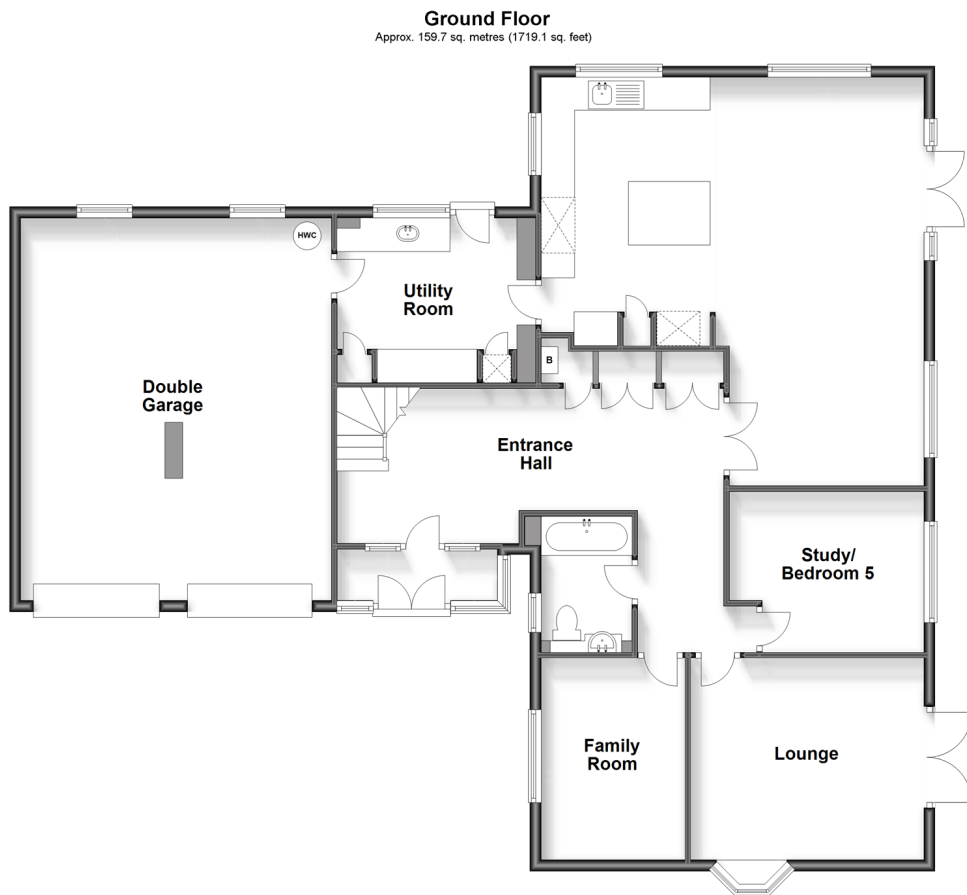
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**Five Ashes, Mayfield,  
East Sussex, TN20**

**OVER 60?**

Secure this property  
for up to **59% less!**

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## Accommodation

### GROUND FLOOR

#### Porch

Entrance Hall: 22'10 maximum x 15'5 maximum (6.96m x 4.70m)

Kitchen/Diner: 23'10 x 22'10 (7.27m x 6.96m)

Utility Room: 10'7 x 9'8 (3.23m x 2.95m)

Lounge: 13'8 x 11'10 (4.17m x 3.61m)

Study/Bedroom 5: 11'4 x 9'6 (3.46m x 2.90m)

Family Room: 11'10 x 8'6 (3.61m x 2.59m)

Bathroom: 6'7 x 5'3 (2.01m x 1.60m)

### FIRST FLOOR

#### Landing

Bedroom 1: 17'0 x 12'3 (5.19m x 3.74m)

En-Suite Shower Room: 7'9 x 7'2 (2.36m x 2.19m)

Dressing Area: 9'10 x 6'1 (3.00m x 1.86m)

Bedroom 2: 18'0 x 15'7 (5.49m x 4.75m)

En-Suite Shower Room: 6'5 x 6'3 (1.96m x 1.91m)

Bedroom 3: 16'2 x 10'10 (4.93m x 3.30m)

En-Suite Bathroom: 6'9 x 6'8 (2.06m x 2.03m)

Bedroom 4: 12'7 x 9'0 (3.84m x 2.75m)

En-Suite Shower Room: 9'0 x 3'1 (2.75m x 0.94m)

### OUTSIDE

#### Double Garage

#### Off Road Parking

#### Front and Rear Garden

Summer House: 10'0 x 9'7 (3.05m x 2.92m)





## Main features

- Impressive property sympathetically remodelled and extended to a high standard
- Stylish open plan kitchen/diner
- Double aspect lounge
- Integral double garage
- Generous, well stocked gardens and modern summer house



### Nearest Schools

Primary Schools: Five Ashes CofE Primary 0.0 miles, St Mark's C of E Primary 1.8 miles, Mayfield C of E Primary 2.2 miles  
Secondary Schools: Mayfield School 2.1 miles  
Further Education: Mayfield School 2.1 miles



### Transport Information

Train Stations: Crowborough 3.2 miles, Buxted 3.8 miles, Eridge 5.9 miles



### Address

Five Ashes, Mayfield, East Sussex, TN20



### Directions

For directions to this property please contact us.





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Call Crowborough Branch 01892 613361 ■ [cubittandwest.co.uk](https://cubittandwest.co.uk)



■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale  
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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