



**Guide Price**  
**£625,000**

**Freehold**

3x  2x  2x 

**Spring Cottages,  
Fletching Street,  
Mayfield, East Sussex,  
TN20**

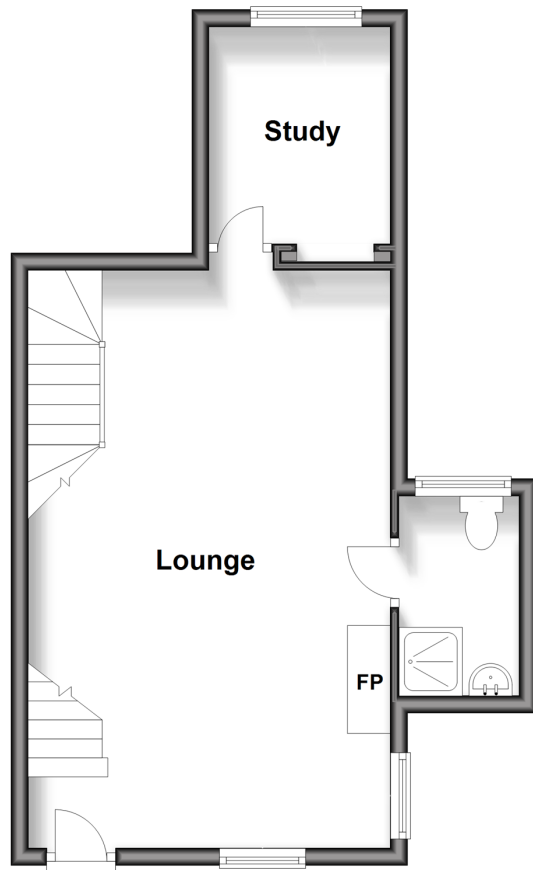
**OVER 60?**

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

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Helping you move forwards

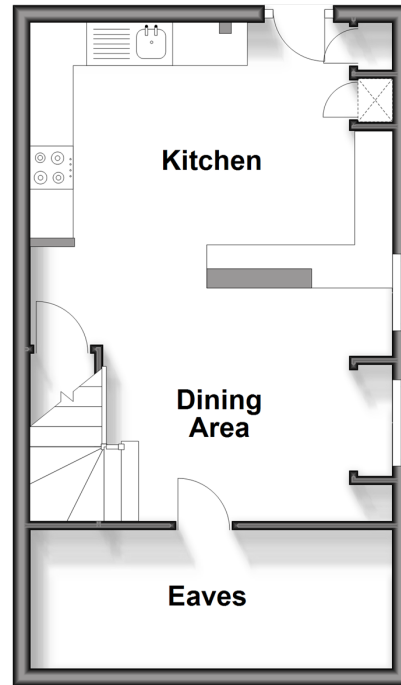
## Ground Floor

Approx. 37.6 sq. metres (404.6 sq. feet)



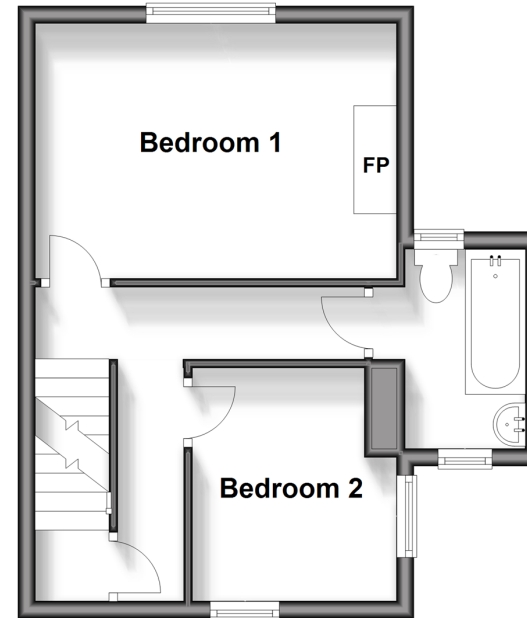
## Lower Ground Floor

Approx. 31.5 sq. metres (339.1 sq. feet)



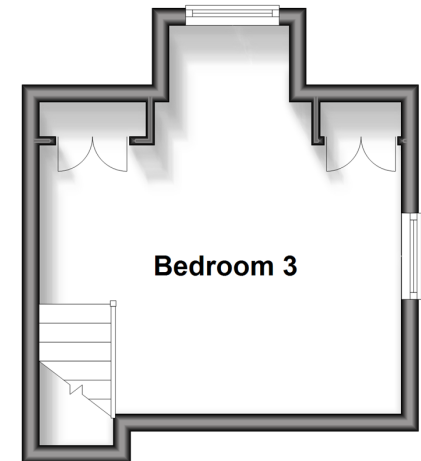
## First Floor

Approx. 31.6 sq. metres (340.6 sq. feet)



## Second Floor

Approx. 16.8 sq. metres (180.4 sq. feet)



## Accommodation

### GROUND FLOOR

Lounge: 22'1 x 13'10 (6.74m x 4.22m)

Study: 8'2 x 6'10 (2.49m x 2.08m)

Shower Room: 6'10 x 4'2 (2.08m x 1.27m)

### LOWER GROUND FLOOR

Kitchen/Dining Area: 19'3 x 13'7 (5.87m x 4.14m)

Eaves

### FIRST FLOOR

Landing

Bedroom 1: 13'9 x 9'8 (4.19m x 2.95m)

Bedroom 2: 8'9 x 6'8 (2.67m x 2.03m)

Bathroom: 7'9 x 4'7 (2.36m x 1.40m)

### SECOND FLOOR

Bedroom 3: 14'9 into bay x 12'9 (4.50m x 3.89m)

### OUTSIDE

Off Road Parking

Side and Rear Garden





## Main features

- Character home with flexible accommodation arranged over 4 floors
- Impressive views from the spacious bright lounge which has a feature fireplace
- Study lending itself to various uses
- Well equipped open plan kitchen/dining area
- Ample off road parking, side and rear garden



### Nearest Schools

Primary Schools: Mayfield C of E Primary 0.1 miles, Five Ashes CofE Primary 2.3 miles  
Secondary Schools: Mayfield School 0.2 miles  
Further Education: Mayfield School 0.2 miles, Heathfield Community College 3.7 miles



### Transport Information

Train Stations: Crowborough 3.9 miles, Wadhurst 4.1 miles, Eridge 5.5 miles



### Address

Spring Cottages, Fletching Street, 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://www.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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