



**Coggins Mill Lane
Mayfield
East Sussex
TN20 6UR**

Offers In Excess Of £689,000

bettermove

Coggins Mill Lane Mayfield

Bettermove are proud to present this 5 bedroom semi-detached house in Mayfield.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the drive and garage.

The council tax band is F.

The interior of this beautifully presented property comprises a spacious living room, kitchen/dining room utility room, annex kitchen and living room and w/c on the ground floor. The first floor consists of 4 double bedrooms, the family bathroom and shower room. The second floor holds a further large double bedroom. The exterior boasts ample gardens, perfect for enjoying the summer months and a large detached garage, detached stables and tack room.

Located in the popular village of Mayfield, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A267 and local bus routes.

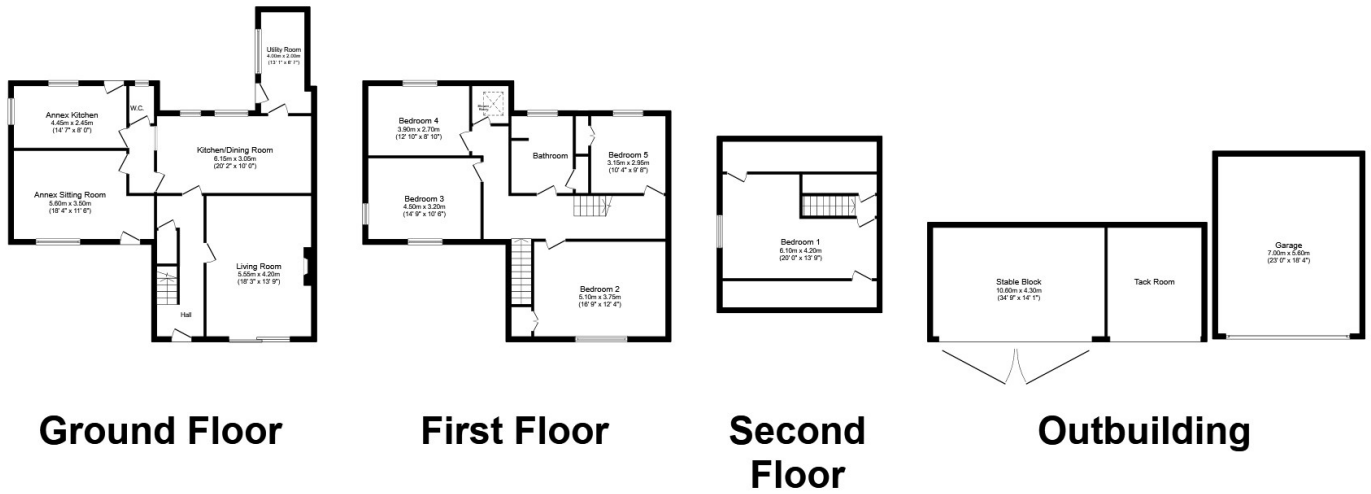
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.





Total floor area 292.2 m² (3,145 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		90
(81-91)	B		
(69-80)	C		69
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk