



11 Mayview Close  
Heathfield, TN21 8SL  
Asking Price £383,000



A detached three-bedroom bungalow with far-reaching views across Mayfield, set in the desirable village of Broad Oak, offered with no onward chain.

This well-proportioned home enjoys a generous driveway with ample parking, leading to a garage at the end, and offers the potential for expansion subject to planning permission. Inside, the accommodation includes a spacious, dual-aspect lounge, filled with natural light and showcasing stunning views across Mayfield. The kitchen is fitted with wall and base units, a double oven, and space for appliances, with convenient side access to the property.

The bungalow comprises three bedrooms, including a master with built-in wardrobes and bedside units, a second bedroom overlooking the garden, and a third with additional built-in storage. A bright, airy conservatory with partial glazing provides further living space and garden outlooks, creating a versatile and relaxing environment.

Additional features include double glazing throughout, ensuring comfort and energy efficiency. With far-reaching countryside views, a private garden, and scope for development, this property represents a rare opportunity to acquire a spacious home in a sought-after village location.

Broad Oak is a charming, well-established village set in the heart of the High Weald Area of Outstanding Natural Beauty. Surrounded by rolling fields, quiet lanes, and countryside footpaths, it offers the perfect balance of rural tranquillity and everyday convenience. The village benefits from a shop with post office, church, village hall, and local gym, with more extensive amenities, schools, and services just over a mile away in Heathfield.

Excellent road links and regular bus services provide easy access to surrounding towns, while numerous walking routes and countryside attractions make it ideal for outdoor pursuits.

Council Tax Band: D

Tenure: Freehold

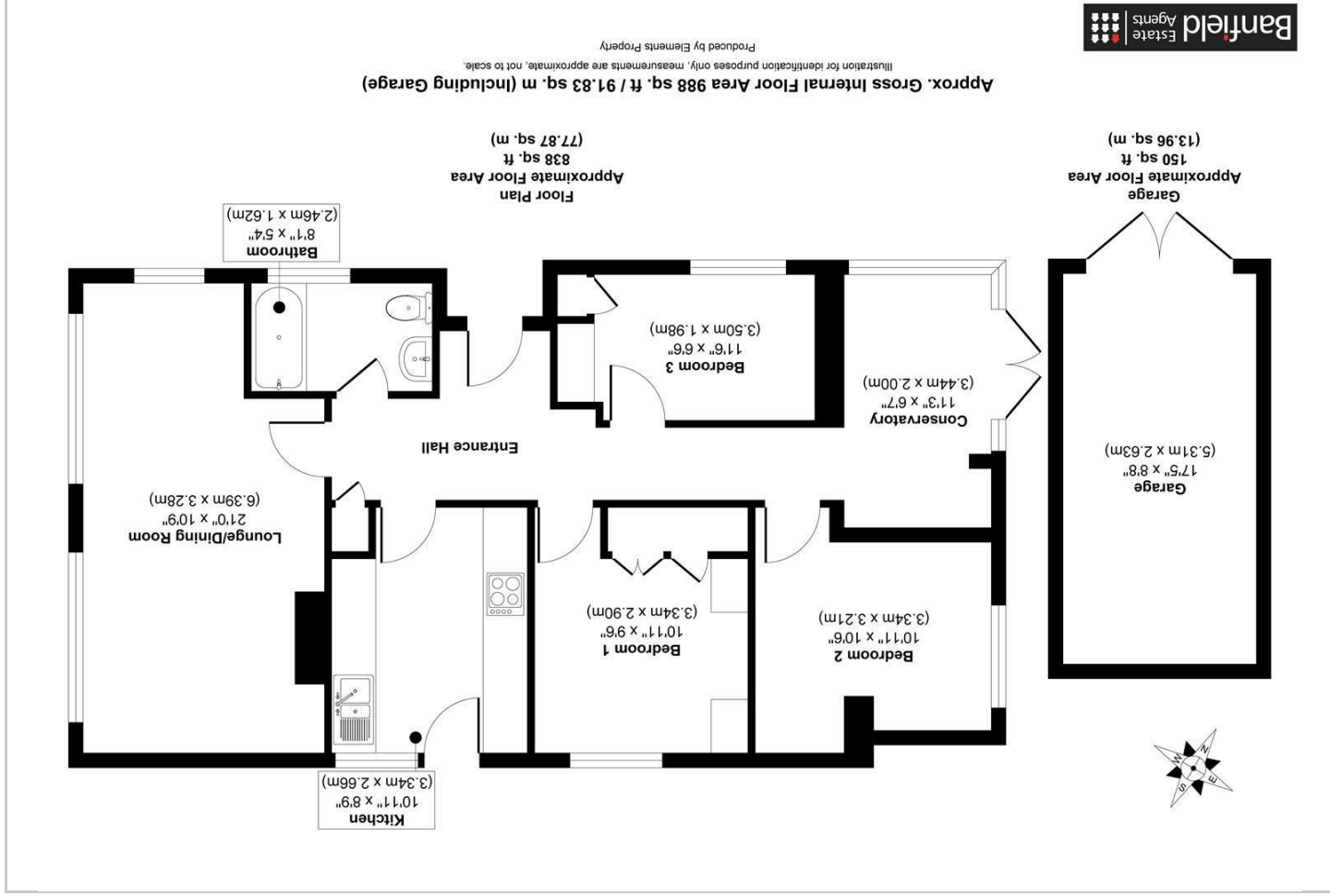
Chain Free



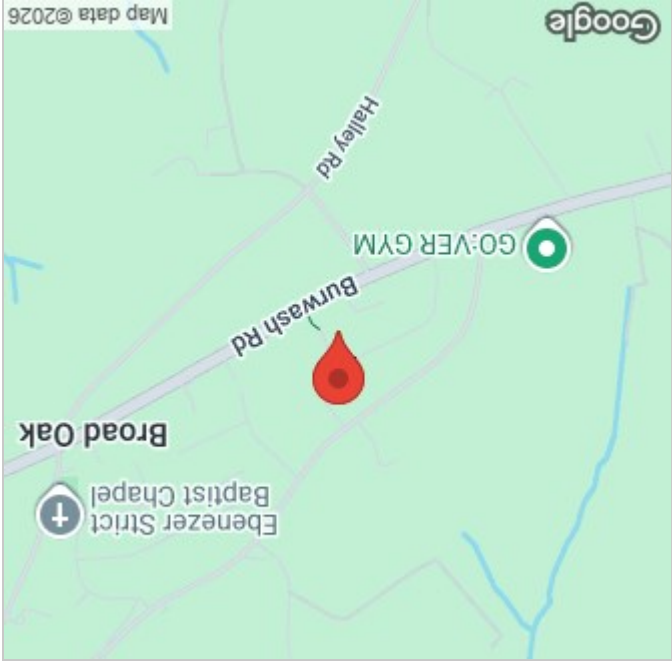


## Viewing

Please contact our Banfield Estate Agents Office on 01892 653333 if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan



Area Map

Energy Efficiency Rating	
Very energy efficient - lower running costs	(92 plus) A
Energy efficient - lower running costs	(81-91) B
Decent energy efficiency - lower running costs	(69-80) C
Not energy efficient - higher running costs	(55-68) D
Very poor energy efficiency - higher running costs	(39-54) E
Very poor energy efficiency - higher running costs	(21-38) F
Very poor energy efficiency - higher running costs	(1-20) G
Potential	84
Current	65
EU Directive 2002/91/EC	
England & Wales	

Energy Efficiency Graph

We have not tested any services, appliances, equipment or facilities and nothing in these particulars shall be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. These particulars are intended to give a fair description of the property, as a guide to prospective buyers. Accordingly (a) their accuracy is not guaranteed and neither Banfield Residential Sales and Lettings Limited nor the Vendor(s) accept any liability in respect of their contents, (b) they do not constitute an offer or contract of sale, (c) None of these statements contained in these particulars is to be relied upon as a statement or representation of fact, (d) any prospective purchaser should satisfy themselves by inspection or otherwise as to the correctness of any statement or information in these particulars, and (e) the Vendor(s) do not make or give and neither Banfield Residential Sales and Lettings Limited nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

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