



The Smuggler, Pett Level Road, Pett Level, TN35 4EH

welcome to

The Smuggler, Pett Level Road

A rare and exciting opportunity has arisen to acquire this well established Public House with separate living accommodation situated in the popular and sought after Village of Pett Level. Benefiting from a main bar with further reception area, fully operational kitchen and function room. The living accommodation comprises two reception rooms, three bedrooms and a fitted kitchen and bathroom. Externally the property benefits from ample customer parking, commercial unit for beach sales and a private sun terrace.



Living Accommodation

Access Via

Double glazed door to the rear. Into

Entrance Lobby

With trap hatch, providing access into the public house below. Opening onto

Dining Room

17' 3" x 12' 3" (5.26m x 3.73m)

Wall mounted centrally heated radiator, wooden flooring and single glazed patio door affording access to the rear sun terrace.

Lounge

14' 5" x 14' 4" (4.39m x 4.37m)

Two built in double cupboards, TV and telephone points, wall mounted centrally heated radiator and a single glazed window to the rear aspect providing views of the sea.

Kitchen

14' 3" x 11' 10" (4.34m x 3.61m)

Fitted with a modern matching range of wall and base level storage units with drawers beneath work surfaces. Inset butler sink with mixer tap and tiled splashbacks, range style cooker with eight burner gas hob and chimney style extractor hood. Plumbing and space for washing machine and dishwasher, further space for fridge freezer. Centre island with work surface and storage cupboards under.

Bedroom One

14' 9" x 12' 8" (4.50m x 3.86m)

Eves storage cupboards, TV and telephone points and built in wardrobe. Wall mounted centrally heated radiator and a window to the front aspect.

Bedroom Two

12' 8" x 9' 10" (3.86m x 3.00m)

Telephone point, wall mounted centrally heated radiator, built in wardrobe and window to the front aspect.

Bedroom Three

12' x 9' 7" (3.66m x 2.92m)

Wall mounted centrally heated radiator and window to the front aspect.

Bathroom

Fitted with a modern and matching suite comprising a panel bath with mixer tap and shower attachment, separate integrated shower unit with shower screen. Vanity unit with inset wash hand basin and mixer tap, low level wc and wall mounted heated towel rail. Fully tiled walls and floor, with a window to the side aspect.

Outside

Private access to a raised sun terrace which is laid with decking and wooden balustrades. Gated access, steps down to an area of garden laid to lawn being fully enclosed by fencing and enjoying direct sea views.

Public House Accommodation

Access Via

Double doors into

Main Pub

30' 4" x 29' (9.25m x 8.84m)

Two open fire places and access to male & female toilets. Opening onto

Reception Area

23' 9" x 9' 9" (7.24m x 2.97m)

Windows to the front and side aspects and access to disabled wc.

Function Room

27' 3" x 25' 7" (8.31m x 7.80m)

Wall mounted centrally heated radiator and windows to the front and side aspects. Door to the side aspect.

Kitchen

33' 1" x 10' 10" (10.08m x 3.30m)

Fitted and fully operational. Doorway into store room and further doorway into main cellar.

Outside

To the front of the property there is a separate customer car park opposite providing ample parking and a separate storage area to the rear. Further to the rear there is a separate commercial unit for beach sales with power & light connected and metal shutters.



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welcome to

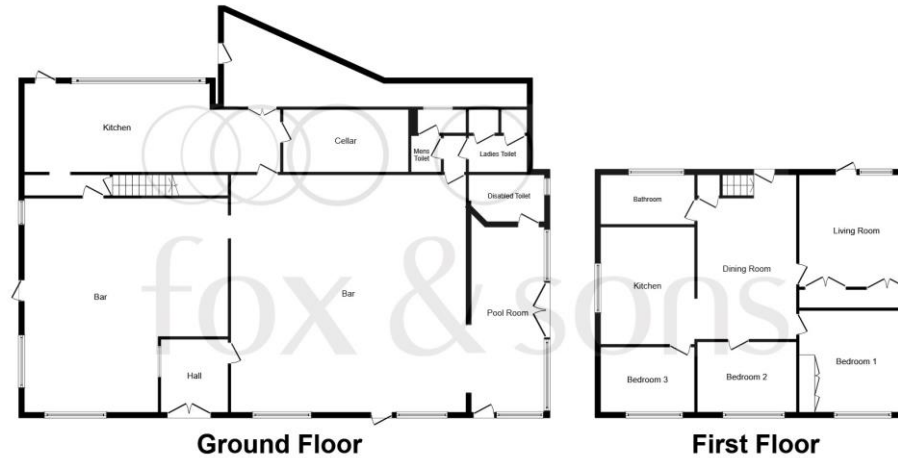
The Smuggler, Pett Level Road

- Three Bedrooms
- Two Reception Rooms
- Private Sun Terrace
- Public House with Function Room
- Commercial Unit for Beach Sales
- Customer Car Park with Ample Parking

Tenure: Freehold EPC Rating: Awaited

Offers in excess of

£800,000



£1000 Buyer Incentive*

available on this property

>> ask for a factsheet

*subject to terms and conditions



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postcode not the actual property

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