



Pett Road
Hastings, East Sussex TN35 4HB

Offers in excess of £850,000 Freehold

Wyatt
Hughes
Residential Sales

Pett Road, Hastings, East Sussex TN35 4HB

Looking for a spacious home in a peaceful village with income potential and countryside on the doorstep?

Woodpeckers Cottage in Pett offers four to five bedrooms, generous living space, private grounds of around two acres, ample parking, and a modern self-contained holiday cottage with its own proven letting history.

Built in 1999 to the current owner's specification, Woodpeckers Cottage sits quietly in the heart of Pett village, with easy access to both Rye and Hastings. Local countryside walks are right on the doorstep, while the coast and nearby towns are just a short drive away.

The main house is detached and set across two floors, offering flexibility for family life or those needing additional space to work from home. The ground floor includes a separate study or fifth bedroom, along with generous living areas, including a living room with a wood burner, and a separate dining area that connects to the kitchen and utility space. Upstairs are four double bedrooms, with the main bedroom benefitting from an en suite and a balcony looking out across the garden and beyond.

Outside, the property sits on approximately two acres of land, made up of garden space, open field, and a section of private woodland. There's an integral garage, ample parking on the driveway, and several outbuildings including a barn. Solar panels are installed to support energy efficiency.

To the rear of the main house, a detached two-bedroom, two-bathroom cottage has been finished to a high modern standard and is currently used as a holiday let. With its own garden space and layout, it offers flexibility for guest accommodation or continued income generation.

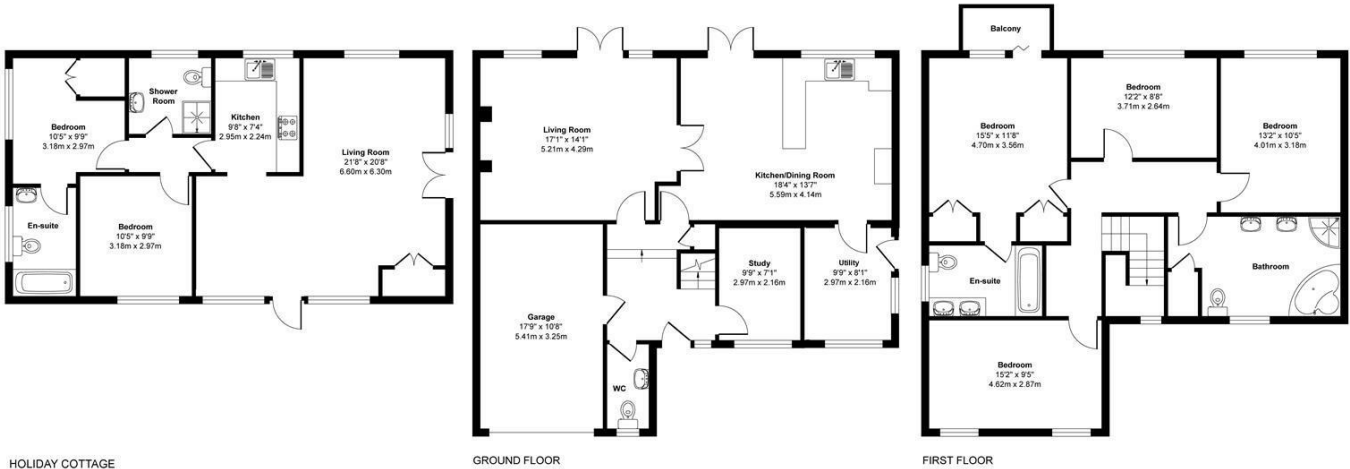
A practical, well-located home offering space, privacy and versatility in a sought-after village setting.

- FOUR/FIVE BEDROOM DETACHED HOME IN PETT VILLAGE
- SOLAR PANELS FOR ENERGY EFFICIENCY AND COST SAVINGS
- DETACHED TWO-BEDROOM, TWO-BATHROOM HOLIDAY COTTAGE
- COUNCIL TAX F
- PRIMARY BEDROOM WITH EN SUITE AND PRIVATE BALCONY
- APPROXIMATELY TWO ACRES OF GARDENS, FIELDS AND WOODLAND
- INTEGRAL GARAGE AND AMPLE DRIVEWAY PARKING
- EPC C
- MULTIPLE OUTBUILDINGS INCLUDING GARAGE AND BARN
- OVER 2,600 SQ.FT OF ACCOMMODATION INCLUDING MAIN HOUSE AND COTTAGE

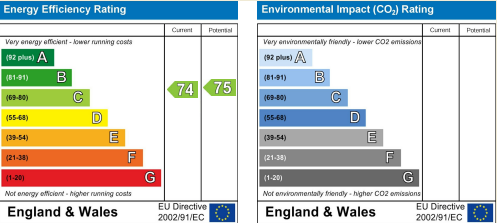


Woodpeckers

Approximate Gross Internal Floor Area
2644 sq. ft / 245.63 sq. m



Produced By Picpreview.co.uk Ltd.



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

