



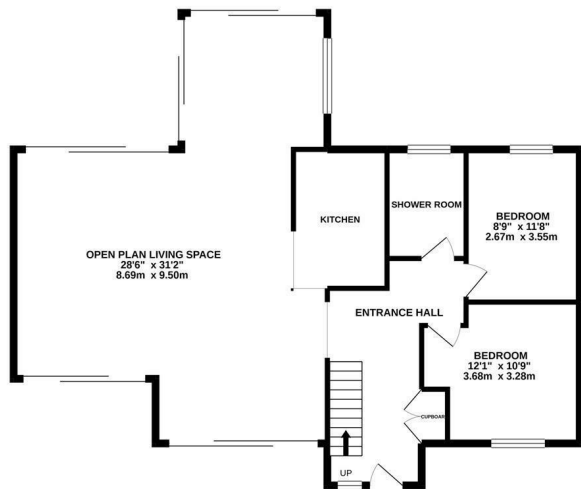
Pett Level Road, Hastings TN35 4EH

Offers in excess of £900,000

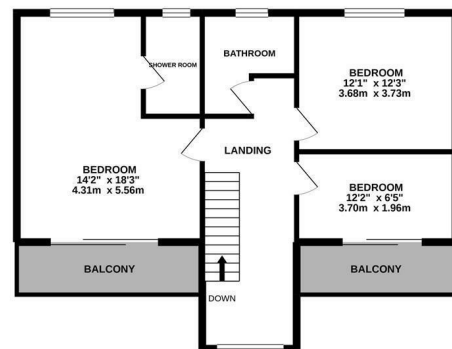


An architecturally designed, CONTEMPORARY FIVE BEDROOM HOUSE situated in an UNRIVALLED LOCATION on the bank of the Royal Military Canal, adjacent to PETT LEVEL BEACH and just a short drive from both the historic Town of Rye and Hastings Town centre. The tranquil location here combined with the use of modern angles and glass throughout creates a real sense of INDOOR/OUTDOOR LIVING, allowing the natural light to stream through. The impressive living space spans the whole depth of the property and is fitted with sliding doors at both the front with views towards the river and rear of the landscaped gardens creating a bright, dual aspect space. Fitted with a multi-fuel burner, a newly installed kitchen with a breakfast bar and with plenty of room for a dining table this fantastic property offers a sociable setting ideal for entertaining. There are two double bedrooms on the ground floor together with a STYLISH SHOWER ROOM and three further bedrooms housed on the first floor along with a newly fitted, stylish family bathroom. The principle bedroom benefits from an EN-SUITE SHOWER ROOM and doors opening on to a well sized

GROUND FLOOR  
1054 sq.ft. (97.9 sq.m.) approx.



1ST FLOOR  
644 sq.ft. (59.8 sq.m.) approx.



TOTAL FLOOR AREA: 1698 sq.ft. (157.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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