



## French Lodge, Pett Road, Pett, TN35 4JA

IDEALLY SITUATED AND TUCKED AWAY TOWARDS THE END OF A SMALL PRIVATE LANE IN THE SOUGHT AFTER VILLAGE OF PETT BETWEEN THE HISTORIC TOWNS OF HASTINGS & RYE. ALSO OCCUPYING A 1.2 ACRE PLOT WITH THE BENEFIT OF A DETACHED TRIPLE GARAGE WITH A STUDIO ABOVE, THE PROPERTY IS ALSO CLOSE TO LOCAL COUNTRYSIDE WALKS, THE SEA AT PETT LEVEL AS WELL AS TWO LOCAL VILLAGE PUBS.

French Lodge is a charming three double Bedroom detached Bungalow set back from Pett Road and enjoying a South Westerly aspect with views over adjoining paddocks and countryside. The bungalow provides flexible accommodation and has the potential to extend (STPP) as well as having a separate but connected paddock leading to the formal lawned gardens. Accommodation includes a 17'7 x 11'0 dual aspect Living Room with patio doors and a feature fireplace, a 17'5 x 9'4 Kitchen/Breakfast Room with fitted Aga and integrated appliances, a separate dual aspect Dining Room/ Bedroom Three, a spacious Reception Hall and a Family Bathroom/w.c.

The Gardens are particular feature within this lovely setting and it also boasts a large driveway both alongside and in front of the Detached Triple Garage. There are outbuildings, a Workshop, greenhouse and a Gardeners toilet making this an ideal lifestyle choice for those wanting a peaceful position with land and space around them or to work from home with the 28'6 x 11'7 max Studio/Office above the triple garage. Further benefits include double glazing, oil fired central heating with radiators. Viewing is considered essential with Charles & Co. to appreciate this wonderful home in such an favoured Village location.

Price £850,000



## French Lodge, Pett Road, Pett, TN35 4JA



- Beautiful Village Location
- Occupies a 1.2 Acre Plot
- Parking for Several Vehicles
- Early viewing considered essential.
- Quiet tucked away Private Lane
- Three Bedroom Detached Bungalow
- Separate adjoining Paddock
- Close to the Countryside & Sea
- Detached Triple Garage with Studio
- Enjoys a South Westerly Aspect

### Entrance Porch

### Kitchen/Breakfast Room

17'5 x 9'4 (5.31m x 2.84m)

### Living Room

17'7 x 11'0 (5.36m x 3.35m)

### Dining Room/ Bedroom 3

14'5 x 12'8 (4.39m x 3.86m)

### Reception Hall

12'6 x 8'7 max (3.81m x 2.62m max)

### Bedroom One

12'2 x 10'8 (3.71m x 3.25m)

### Bedroom Two

12'0 x 9'0 (3.66m x 2.74m)

### Bathroom/W.C.

7'0 x 5'5 (2.13m x 1.65m)

### Outside

### Driveway

### Detached Triple Garage

28'6 x 21'10 (8.69m x 6.65m)

### Mezzanine Level/Studio

28'6 x 11'7 (8.69m x 3.53m)

### Outbuildings/Workshops

### Separate Paddock

### Front Gardens

### Extensive Side & Rear Gardens

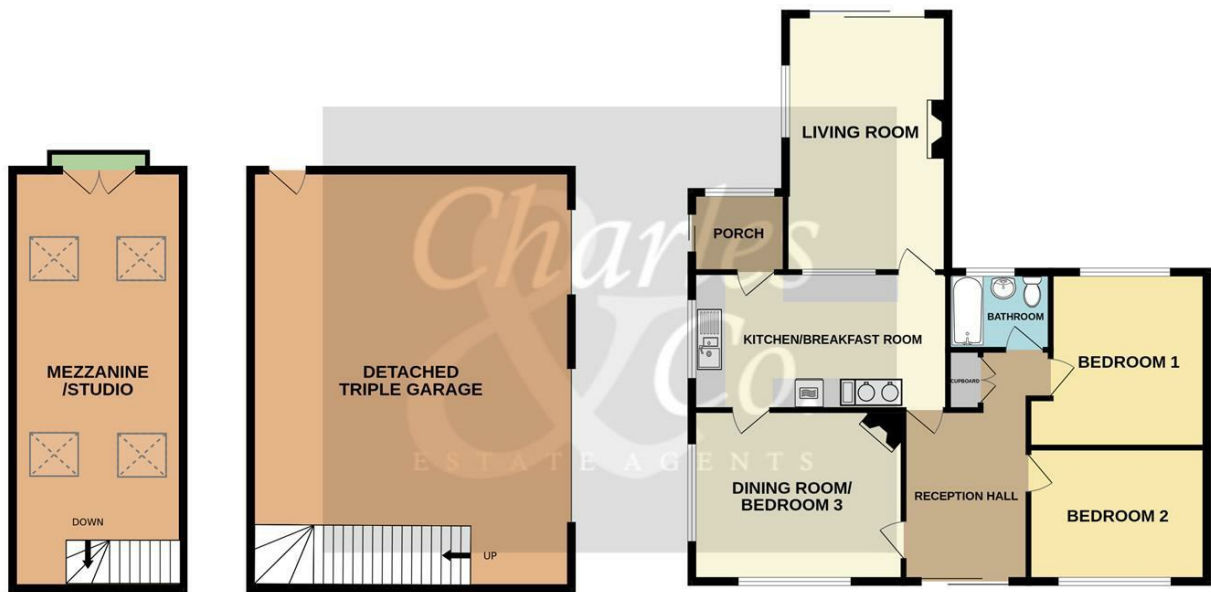






# Floor Plan

GROUND FLOOR  
961 sq.ft. (89.3 sq.m.) approx.



TOTAL FLOOR AREA : 961 sq.ft. (89.3 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	