



Breanross Pett Road, Pett, TN35 4HA

AN EXCEPTIONAL FOUR BEDROOM, THREE RECEPTION ROOM DETACHED HOUSE, SITUATED IN THIS PEACEFUL AND SOUGHT AFTER VILLAGE LOCATION, WITH A LARGE, PRIVATE, SOUTH-FACING GARDEN SURROUNDED BY WOODLAND, PERFECT FOR THE KEEN GARDENER. SITUATED BETWEEN RYE AND HASTINGS, IT IS ALSO CONVENIENT FOR COUNTRYSIDE WALKS AS WELL AS THE BEACH AT PETT LEVEL.

The property is immaculately presented throughout and provides versatile accommodation to include a spacious reception hallway, large bay fronted living room, a contemporary kitchen/breakfast room with integrated appliances and bi-fold doors leading to a south-facing terrace. Adjoining the kitchen is a separate dining room also with bi-fold doors opening onto the sun terrace and a separate utility/laundry room. Also on the ground floor is a fourth bedroom/office, a shower room/w.c and a study. On the first floor there are three double bedrooms. The master bedroom has fitted wardrobes, a private balcony with views and an en-suite bath/shower room. There is also an en-suite to bedroom two and a separate family bathroom/w.c. Outside fronting the road is a detached single garage with power & light and a driveway providing off road parking for 2-3 cars. A particular feature of the property is the stunning established, tiered rear garden which has featured in Sussex Life magazine. The garden includes a 45ft x 25ft paved patio/dining area, a 14'0 x 12'0 cedar greenhouse with cold frames, three stage compost bins, a timber garden store and integrated water butts.

Further benefits include upvc double glazing, gas fired central heating, underfloor heating to the en-suites & downstairs shower room, oak flooring and a 196 sq. ft underhouse store room/cellar. Viewing is considered essential to appreciate this wonderful home in this idyllic village location with the owners' sole agents, Charles & Co.

Offers in excess of £875,000

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- Stunning Detached House
- Kitchen & Separate Utility
- Four Bath/Shower Rooms
- Viewing Considered Essential
- Favoured Pett Village Location
- Two Reception Rooms & Study
- Driveway & Detached Garage
- Four Double Bedrooms
- Balcony & Views to Main Bedroom
- Beautiful Established Gardens

Reception Hall

14'9 x 8'9 max (4.50m x 2.67m max)

Living Room

17'4 x 13'9 (5.28m x 4.19m)

Dining Room

11'9 x 11'6 (3.58m x 3.51m)

Kitchen/Breakfast Room

16'3 x 11'10 (4.95m x 3.61m)

Utility/Laundry Room

13'4 x 11'2 max (4.06m x 3.40m max)

Study

12'2 x 5'7 (3.71m x 1.70m)

Downstairs Bedroom Four

16'1 x 7'5 (4.90m x 2.26m)

Downstairs Shower Room/W.C

7'0 x 4'11 (2.13m x 1.50m)

First Floor Landing

22'0 length (6.71m length)

Master Bedroom

16'4 x 13'9 (4.98m x 4.19m)

En-Suite Bathroom/W.C

7'10 x 6'0 (2.39m x 1.83m)

Private Balcony

Bedroom Two

13'2 x 10'10 (4.01m x 3.30m)

En Suite Shower Room/W.C

7'7 x 6'4 (2.31m x 1.93m)

Bedroom Three

12'8 x 9'4 (3.86m x 2.84m)

Family Bathroom/W.C

7'3 x 6'7 (2.21m x 2.01m)

Outside

Front Garden

Driveway

Detached Garage

18'0 x 8'2 (5.49m x 2.49m)

Rear Garden

Dining Terrace

15'6 x 10'8 (4.72m x 3.25m)

Raised Patio

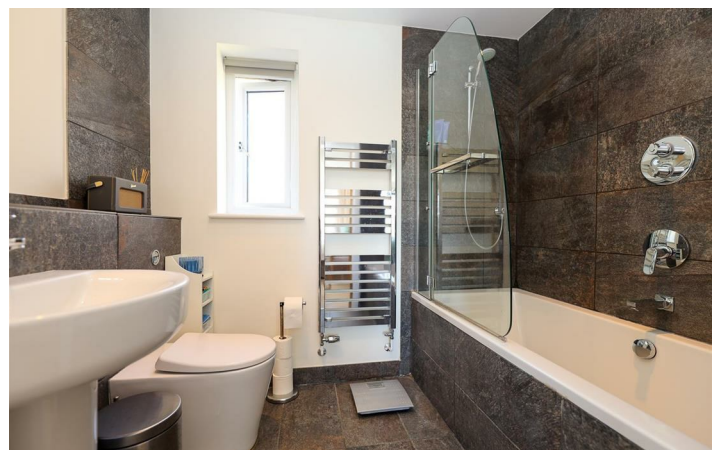
45'0 x 25'0 (13.72m x 7.62m)

Underhouse Garden Store

14' x 14' (4.27m x 4.27m)

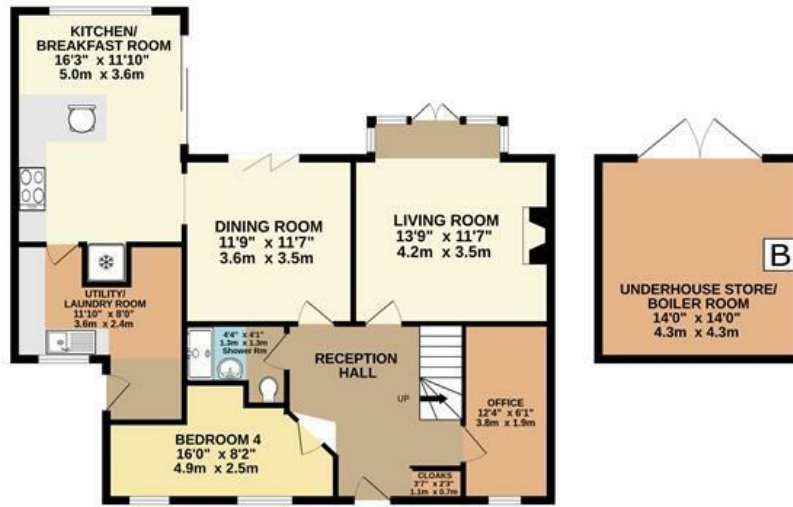
Beautiful Established Gardens





Floor Plan

GROUND FLOOR
1003 sq.ft. (93.2 sq.m.) approx.



1ST FLOOR
825 sq.ft. (76.7 sq.m.) approx.



TOTAL FLOOR AREA: 1828 sq.ft. (169.8 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		81
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	