

## Eves Pett Road, Pett, TN35 4HG

A STUNNING AND DECEPTIVELY SPACIOUS FIVE BEDROOM, TWO RECEPTION ROOM DETACHED FAMILY HOUSE IDEALLY POSITIONED WITHIN THIS SOUGHT AFTER VILLAGE BETWEEN HASTINGS & RYE, BEING SET BACK AND OCCUPYING A PLOT OF APPROXIMATELY ONE ACRE WITH EXTENSIVE GARDENS & SOUTH FACING VIEWS TOWARDS FAIRLIGHT.

The property provides comfortable and well proportioned accommodation arranged over two floors to include an impressive open plan living room with wood burning stove and adjoining garden room with vaulted ceiling, a 24'7 x 12'3 kitchen/diner with dual aspect windows (including window seat), a large central island and a separate walk in larder room with adjoining 14'8 x 9'0 utility/boot room. There are three bedrooms to the ground floor including the 18'10 x 11'10 main bedroom which incorporates a dressing area & walk in wardrobe as well as an 11'10 x 6'0 en suite bathroom. Bedroom four (also ground floor) has fitted wardrobes and an en suite shower room and the fifth bedroom could be used as a home office. To the first floor there are two further bedrooms including a 29'0 x 17'11 (at widest points) dual aspect second bedroom which could be divided to create an additional room or en suite (subject to consents).

The 40ft x 34ft driveway provides ample parking and leads to the garage and a further 44ft parking space for cars or motorhome. The large gardens are mainly laid to lawn with patio areas, a wild garden, woodland and fruit trees. This is an impressive home which must be viewed to be appreciated especially given the plot size and views within this beautifully tucked away location. Viewing strictly by appointment with Sole agent Charles & Co.

Price £1,200,000

# Eves Pett Road, Pett, TN35 4HG



- Stunning Five Bedroom Detached House
- Versatile Living Accommodation
- Kitchen & Large Utility Room
- Extensive Gardens & Woodland Area
- Favoured Pett Village Location
- Sitting Room with Wood Burner
- Two En Suite Bathrooms
- Large Plot of Approx. One Acre
- Impressive 18'11 x 14'11 Garden Room
- 40ft x 34ft Driveway & Garage

## Open Plan Entrance Porch

### Reception Hall

15'8 x 9'0 (4.78m x 2.74m)

### Living Room

20'6 x 15'0 (6.25m x 4.57m)

### Garden Room

18'11 x 14'11 (5.77m x 4.55m)

### Kitchen/Diner

24'7 x 12'3 (7.49m x 3.73m)

### Walk in Larder

10'4 x 6'2 (3.15m x 1.88m)

### Utility Room

14'8 x 9'0 (4.47m x 2.74m)

### Inner Hall

19'0 in length (5.79m in length)

## Bedroom One

18'10 x 11'10 (5.74m x 3.61m)

## En Suite Bathroom

11'10 x 6'0 (3.61m x 1.83m)

## Bedroom Four

15'11 x 11'10 (4.85m x 3.61m)

## Shower Room/W.C

9'5 x 6'0 (2.87m x 1.83m)

## Bedroom Five/Study

9'7 x 7'7 (2.92m x 2.31m)

## First Floor

## Bedroom Two

29'0 x 17'11 at widest points (8.84m x 5.46m at widest points)

## Bedroom Three

13'11 x 10'7 extending to 18'0 in door recess (4.24m x 3.23m extending to 5.49m in door recess)

## Outside

### Driveway

40'0 x 34'0 (12.19m x 10.36m)

### Garage

19'10 x 9'4 (6.05m x 2.84m)

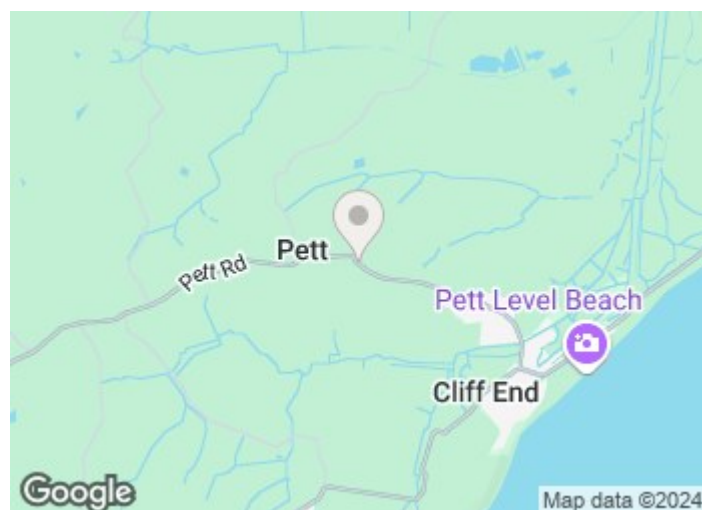
### Further Off Road Parking

44'0 x 14'0 (13.41m x 4.27m)

### Boiler Room

### Enclosed Side Garden

### Large Rear Gardens







# Floor Plan

GROUND FLOOR  
2028 sq.ft. (188.4 sq.m.) approx.

1ST FLOOR  
723 sq.ft. (67.2 sq.m.) approx.



TOTAL FLOOR AREA : 2751 sq.ft. (255.6 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		73	79
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	