

Nedrabs Pett Road, Pett, TN35 4HA

AN ATTRACTIVE GRADE II LISTED DETACHED HOUSE, SITUATED IN THIS SOUGHT AFTER VILLAGE LOCATION CLOSE TO LOCAL COUNTRYSIDE, WOODLAND & COASTAL WALKS, TWO VILLAGE PUBS AND THE BEACH AT PETT LEVEL. NEDRABS HAS BEEN IN THE SAME FAMILY FOR OVER FIVE GENERATIONS AND THIS IS THE FIRST TIME THE PROPERTY HAS BEEN AVAILABLE TO THE MARKET.

The property is believed to date back to circa 1750 and is full of character and charm with exposed beams, an Inglenook fireplace in the dining room, further ornate fireplaces in the reception rooms and bedrooms. There is also a kitchen with larder cupboard, a separate utility room as well as a downstairs cloakroom/w.c and family bath/shower room with separate shower cubicle. The house provides versatile accommodation to include a dual aspect living room, a study/snug, a family room/bedroom four with three bedrooms to the first floor (two with vanity units) and outside there is a double width driveway providing off road parking. The gardens extend to approx. 150ft and are mainly laid to lawn with flower & shrub beds, patio area, timber store sheds, a greenhouse and runs adjacent to the property enjoying a southerly aspect.

Further benefits include gas fired central heating (new boiler July 2024), parquet flooring and a rear lobby/office. This is a wonderful opportunity to secure this beautiful family home in this favoured village between Hastings & Rye and viewing is considered essential with the owners Sole agent, Charles & Co.

Offers in the region of £485,000

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- 18th Century Grade II Listed House
- Full of Character, Beams and Charm
- Off Road Parking for Two Cars
- Viewing Strictly by Appointment
- Four Bedrooms, Three Reception Rooms
- Inglenook and Feature Fireplaces
- Approx. 150ft Lawned Gardens
- Favoured Pett Village Location
- Kitchen with Separate Utility
- Family Ownership for over 200 Years

Entrance Porch

Entrance Hall

Dining Room

11'4 x 10'4 (3.45m x 3.15m)

Living Room

13'5 x 10'4 (4.09m x 3.15m)

Family Room/Bedroom Four

13'3 x 10'0 (4.04m x 3.05m)

Study/Snug

10'0 x 6'8 (3.05m x 2.03m)

Kitchen

10'7 x 6'7 (3.23m x 2.01m)

Rear Lobby

8'0 x 4'9 (2.44m x 1.45m)

Utility Room

8'0 x 6'6 (2.44m x 1.98m)

Downstairs Cloakroom/W.C.

Downstairs Bath/Shower Room

9'2 x 6'6 (2.79m x 1.98m)

First Floor Landing

Bedroom One

13'10 x 11'3 (4.22m x 3.43m)

Bedroom Two

10'10 x 7'2 (3.30m x 2.18m)

Bedroom Three

9'2 x 7'7 (2.79m x 2.31m)

Outside

Driveway

Gardens

150' approx (45.72m approx)



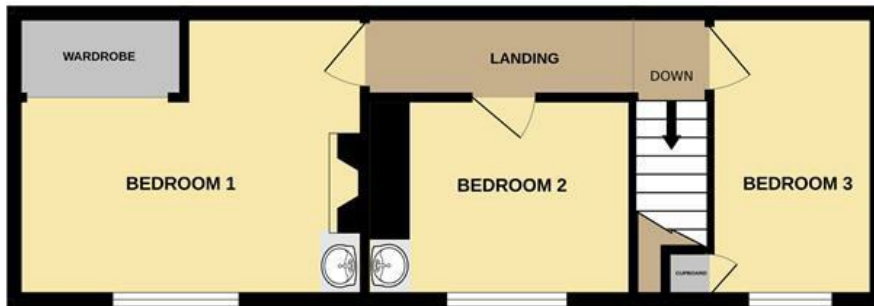


Floor Plan

GROUND FLOOR
750 sq.ft. (69.6 sq.m.) approx.



1ST FLOOR
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA: 1128 sq.ft. (104.8 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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