



2 Rock House Pett Road, Pett, TN35 4HE

A STUNNING THREE DOUBLE BEDROOM SEMI-DETACHED PERIOD COTTAGE IN IMMACULATE CONDITION, FULL OF CHARACTER & CHARM AND IDEALLY SITUATED WITHIN THE FAVOURED PETT VILLAGE CLOSE TO LOCAL WOODLAND AND COUNTRYSIDE WALKS AS WELL AS HAVING TWO VILLAGE PUBS, HASTINGS COUNTRY PARK IN FAIRLIGHT AND THE BEACH AT PETT LEVEL.

The property is believed to date back to circa 1870 and provides comfortable living accommodation over two floors to include a 19'7 x 9'7 kitchen/diner with built in appliances, a 16'3 max x 11'5 living room with a feature open Inglenook fireplace, a downstairs cloakroom/w.c and a new double glazed sun/garden room providing privacy and seclusion overlooking the established rear gardens. To the first floor there are three bedrooms with exposed beams, a feature fireplace to bedroom two and wonderful views from the two principal bedrooms towards Fairlight and Battery Hill. In addition, there is a contemporary family bathroom/w.c. with Aqualisa over bath shower.

Outside, there is a gated driveway to the side providing off road parking for up to four cars as well as a detached brick garage with double doors and pitched roof. The gardens extend to approximately 60ft and are mainly laid to lawn with a patio area with flower and shrubs, enjoying views towards Battery Hill in Fairlight. Further benefits include gas fired central heating, upvc double glazing, exposed wooden flooring to the ground floor and the property is to be sold Chain Free. Viewing is considered essential to appreciate this beautifully presented cottage with the owners Sole agents, Charles & Co.

Price £460,000

2 Rock House Pett Road, Pett, TN35 4HE



- Stunning Semi-Detached Period Cottage
- Close to Woodland & The Beach
- Living Room with Inglenook Fireplace
- Established Garden. Chain Free
- Sought After Pett Village Location
- Beautifully Presented Throughout
- Three Double Bedrooms & Bathroom
- Nicely Tucked Away Position
- Fitted 19'7 x 9'7 Kitchen/Diner
- Sun Room, Driveway & Detached Garage

Double Glazed Sun Room

9'3 x 4'8 (2.82m x 1.42m)

Downstairs W.C

5'0 x 3'2 (1.52m x 0.97m)

Kitchen/Diner

19'7 x 9'7 (5.97m x 2.92m)

Living Room

16'3 max x 11'5 (4.95m max x 3.48m)

First Floor Landing

Bedroom One

10'5 x 10'3 (3.18m x 3.12m)

Bedroom Two

11'6 x 9'6 (3.51m x 2.90m)

Bedroom Three

11'6 x 8'7 (3.51m x 2.62m)

Family Bathroom/W.C

9'11 x 6'8 max (3.02m x 2.03m max)

Outside

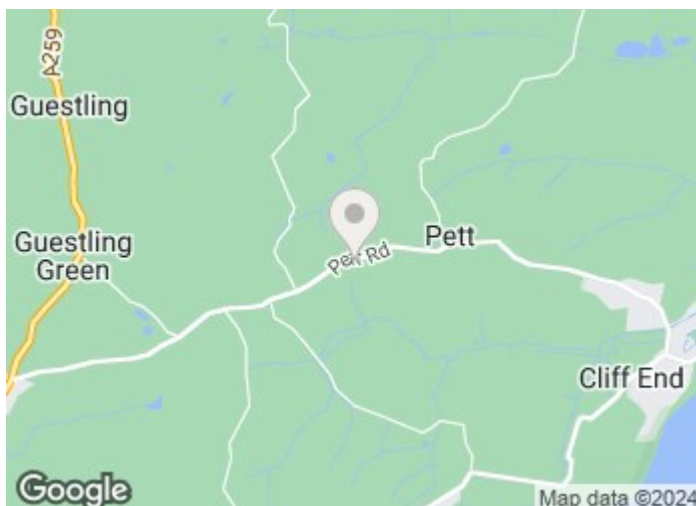
Front Garden

Gated Driveway

Detached Brick Garage

17'8 x 8'7 (5.38m x 2.62m)

Rear Garden





Floor Plan

GROUND FLOOR
574 sq.ft. (53.4 sq.m.) approx.



1ST FLOOR
406 sq.ft. (37.7 sq.m.) approx.



Charles
Co.
ESTATE AGENTS

THREE BEDROOM SEMI COTTAGE

TOTAL FLOOR AREA : 980 sq.ft. (91.1 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			77
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	