



Pax, Pett Road, Pett, TN35 4HE

A DECEPTIVE & VERSATILE FOUR BEDROOM, TWO RECEPTION ROOM DETACHED FAMILY HOUSE, SITUATED IN THIS SOUGHT AFTER VILLAGE SETTING ENJOYING EXTENSIVE SOUTH FACING VIEWS OVER ADJOINING COUNTRYSIDE & FARMLAND TOWARDS FAIRLIGHT, PETT LEVEL & THE SEA.

The property is well presented throughout and provides flexible accommodation over two floors to include a 21'0 reception hallway, a living room with feature fireplace, a fitted kitchen with separate large utility room and an impressive 30'10 dining/garden room with vaulted ceiling & adjoining study. There are also two double bedrooms to the ground floor, each with fitted wardrobes, as well as a bathroom and separate shower room. To the first floor there is a 17'6 x 13'5 main bedroom with dual aspect windows, a walk-in wardrobe and an en-suite shower room/w.c. In addition, there is a 21'2 x 12'8 max fourth bedroom and a family bathroom/w.c.

Outside there is a block paved driveway providing off road parking, a garage and a particular feature of the property are the patio & lawned south facing rear gardens with stunning & uninterrupted open views towards Fairlight, Battery Hill & Pett Level. Further benefits include gas fired central heating, double glazing and viewing is considered essential via owners Sole agent, Charles & Co.

Price £925,000

Pax, Pett Road, Pett, TN35 4HE



- A Four Bedroom Detached House
- Close to Woods, Walks & Beach
- Kitchen with Separate Utility Room
- Early Viewing Considered Essential
- Enjoying Extensive Countryside Views
- Versatile & Deceptive Accommodation
- Four Bathrooms incl. En-Suite
- Sought After Pett Village
- Impressive 30'10 Garden Room
- Driveway & Garage

Entrance Porch

Reception Hall

21'0 (6.40m)

Living Room

19'4 x 13'6 (5.89m x 4.11m)

Dining Room/Garden Room

30'10 x 9'1 (9.40m x 2.77m)

Study

13'5 x 8'8 (4.09m x 2.64m)

Kitchen

13'11 x 13'5 (4.24m x 4.09m)

Utility Room

12'2 x 9'0 (3.71m x 2.74m)

From Reception Hall

Bedroom Two

14'8 x 13'2 (4.47m x 4.01m)

Bedroom Three

15'3 x 10'0 max (4.65m x 3.05m max)

Downstairs Shower Room/W.C

8'10 x 4'2 (2.69m x 1.27m)

Downstairs Bathroom/W.C

8'4 x 5'7 (2.54m x 1.70m)

First Floor Galleried Landing

Bedroom One

17'6 x 13'5 (5.33m x 4.09m)

Walk-in Wardrobe

8'6 x 5'10 (2.59m x 1.78m)

En-Suite Shower Room/W.C

7'8 x 7'4 (2.34m x 2.24m)

Bedroom Four

21'2 x 12'8 (6.45m x 3.86m)

Family Bathroom/W.C

7'10 x 7'4 (2.39m x 2.24m)

Outside

Front Garden

Driveway

Garage

Rear Garden





Floor Plan

GROUND FLOOR
1601 sq.ft. (148.8 sq.m.) approx.

1ST FLOOR
730 sq.ft. (67.8 sq.m.) approx.



TOTAL FLOOR AREA : 2331 sq.ft. (216.6 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.
Made with Metropix ©2024



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Tel: 01424 259675 Email: charles@charlesco.uk www.charlesco.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	