



Thalassa Canal Bank, Pett Level, TN35 4EH

A WONDERFUL OPPORTUNITY ARISES TO SECURE THIS DECEPTIVELY SPACIOUS THREE BEDROOM, TWO RECEPTION ROOM & DETACHED CHALET STYLE HOUSE SITUATED IN THIS SOUGHT AFTER PETT LEVEL LOCATION & ADJOINING EXTENSIVE COUNTRYSIDE AND MILITARY CANAL WALKS AS WELL AS BEING JUST 100m FROM PETT LEVEL BEACH.

The property is nicely tucked away at the end of a small, private residential lane with views across this beautiful conservation area, the countryside as well as towards the sea and Chick Hill. Accommodation is arranged over two floors to include an 18' x 17' Sitting Room/Diner which overlooks the rear garden, a 22'2 x 19'9 max Living Room with feature fireplace and an 'L' Shaped Kitchen/Breakfast Room with all being dual aspect. There is also a downstairs Bathroom/w.c. and to the first floor there is an impressive 21'2 x 17'4 main bedroom with Juliette Balcony and views towards the sea and Cliff End. In addition, there is a 20'6 x 15' Bedroom Two including an En-Suite Shower Room and a 15'9 x 8'10 third Bedroom, both enjoying views over Pett Level Nature Reserve.

Outside, there is an open decked area to the front overlooking the Military Canal, a 90ft Driveway providing off road parking for several cars and a 70ft x 62ft Patio & Lawned rear garden which has gated access onto the adjoining countryside walks. Further benefits include gas fired central heating, double glazing and the property is available CHAIN FREE. Early viewing is recommended and strictly by appointment with Sole Agent, Charles & Co.

Price £779,950

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- Three Bedroom Detached House
- Spacious & Versatile Accommodation
- 21'2 x 17'4 Main Bedroom with Views
- Must Be Viewed & To Be Sold Chain Free
- Both Countryside & Beach Position
- Two Reception Rooms, Fitted Kitchen
- En-suite Shower Room to Bedroom Two
- In Sought After Pett Level Location
- 18' x 17' Dual Aspect Sitting Room/Diner
- 90ft Driveway and Enclosed Rear Garden

Entrance Hall

11'5 x 5'6 (3.48m x 1.68m)

Living Room

22'2 x 13'9 max (6.76m x 4.19m max)

Kitchen/Breakfast Room

13'10 x 17'2 (4.22m x 5.23m)

Sitting Room/Diner

18'0 x 17'0 (5.49m x 5.18m)

Bathroom/W.C

9'3 x 8'4 (2.82m x 2.54m)

Rear Lobby

9'9 x 3'8 (2.97m x 1.12m)

First Floor Landing

Bedroom One

21'2 x 17'4 (6.45m x 5.28m)

Bedroom Two

20'6 x 15'10 max (6.25m x 4.83m max)

En-Suite Shower Room

7'3 x 5'9 (2.21m x 1.75m)

Bedroom Three

15'9 x 8'10 (4.80m x 2.69m)

Outside

Front Garden

Driveway

90'0 x 22'0 (27.43m x 6.71m)

Rear Garden





Floor Plan



TOTAL FLOOR AREA : 1963 sq.ft. (182.4 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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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	