



## The Retreat Canal Bank, Pett Level, TN35 4EH

A BRAND NEW (2024) THREE DOUBLE BEDROOM DETACHED CHALET STYLE HOUSE, SITUATED IN ONE OF THE MOST SOUGHT AFTER COASTAL LOCATIONS & WITHIN 100 METRES OF PETT LEVEL BEACH, LOCAL NATURE RESERVE AND COUNTRYSIDE WALKS WITH THE BENEFIT OF A 10 YEAR NEW BUILD WARRANTY.

The property provides spacious and well proportioned accommodation over two floors to include a reception hallway with downstairs cloakroom/w.c, a 20'5 x 15'2 bay fronted living room with feature fireplace and French doors overlooking the rear garden. There is also an impressive 29'4 x 20'3 'L' shaped kitchen/diner with built-in appliances, central island and French doors out to the gardens. To the first floor there are three bedrooms with fitted wardrobes to the two principal rooms and an en-suite shower room to the main bedroom. Two bedrooms are dual aspect, each having views out towards the Military Canal and in addition, there is a family bathroom with a separate shower cubicle. Outside, there is a 50ft x 16ft driveway providing off road parking and a detached garage which is nicely set back as well as a level patio & lawned rear garden providing the ideal space for entertaining.

Further benefits include gas fired central heating, upvc double glazing, exposed oak flooring, new waste management system and the property is to be sold CHAIN FREE. Viewing is strictly by appointment with Sole agent, Charles & Co.

Price £775,000

# The Retreat Canal Bank, Pett Level, TN35 4EH



- Brand New Detached House
- Three Double Bedrooms
- En-Suite & Family Bathroom
- 10 Year Warranty & Chain Free
- Favoured Pett Level Location
- 29'4 x 20'3 max Kitchen/Diner
- Driveway & Detached Garage
- Within 100 metres of the Beach
- Living Room with Fireplace
- Patio & Lawned Rear Garden

## Reception Hall

## Downstairs W.C

## Kitchen/Diner

29'4 x 20'3 max (8.94m x 6.17m max)

## Living Room

20'5 plus bay x 15'2 (6.22m plus bay x 4.62m)

## First Floor Landing

## Bedroom One

20'3 x 11'7 (6.17m x 3.53m)

## En-Suite Shower Room

## Bedroom Two

20'3 x 12'3 (6.17m x 3.73m)

## Bedroom Three

12'5 x 11'4 (3.78m x 3.45m)

## Family Bath/Shower Room

## Outside

## Front Garden

## Driveway

50'0 x 16'0 (15.24m x 4.88m)

## Detached Garage

18'7 x 8'2 (5.66m x 2.49m)

## Rear Garden





# Floor Plan

GROUND FLOOR  
1136 sq.ft. (105.5 sq.m.) approx.



1ST FLOOR  
928 sq.ft. (86.2 sq.m.) approx.



TOTAL FLOOR AREA: 2064 sq.ft. (191.8 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.  
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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		100
	(81-91) <b>B</b>	85	
	(69-80) <b>C</b>		
	(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	