









## Fair View Cliff End Lane, Pett Level, TN35 4EF

AN INDIVIDUALLY DESIGNED AND STUNNING DETACHED FAMILY HOUSE TUCKED AWAY AND WITHIN WALKING DISTANCE TO PETT LEVEL BEACH AND ENJOYING UNINTERUPTED COUNTRYSIDE VIEWs. The property is situated within a quiet seaside hamlet, occupying a corner position close to the Saxon Shore walks to Fairlight overlooking the sea. Pett Level beach is within 250 yards and further benefits include a DOUBLE GARAGE, South West facing decked and lawned gardens, a private BALCONY, en suite and dressing room to the main bedroom and a contemporary family bathroom/w.c as well as a downstairs shower room.

The house has been carefully designed with attention to detail and spacious open plan living to include an impressive reception hall, a 31'5 x 26'9 max open living/dining room & adjoining kitchen which is a particular feature and boasts a 10 ft central island, fully integrated appliances and a walk in larder cupboard, all with extensive glazing extending to two elevations leading to and overlooking the rear gardens and countryside views beyond. There are two double bedrooms to the ground floor (bedroom four could be used as a study) with two further double bedrooms to the first floor with the main bedroom stepping out into the enclosed balcony which enjoys far reaching views.

Outside, there is a driveway providing off road parking for up to five vehicles and the gardens boast a wrap around deck and lawned gardens which look out over adjoining National Trust fields. There is also a summer house and timber garden shed and further features include bespoke lighting, integral blinds to the patio doors, recessed audio display to the living room area, underfloor heating and double glazing. Viewing is considered essential to appreciate this exceptional property as well as the beautiful views and comfortable living accommodation in this sought after coastal location.

# Fair View Cliff End Lane, Pett Level, TN35 4EF







- Coastal Village Location
- Close to Pett Level Beach
- Impressive Kitchen with Island
- Extensive Gardens & Views
- · Beautiful Detached House
- Four Double Bedrooms
- Three Bathrooms (inc. En-Suite)
- Individually Designed
- Open Plan Living Space
- Detached Double Garage

#### **Open Plan Reception Hall**

16'4 x 11'8 (4.98m x 3.56m)

### Open Plan Living/Diner & Kitchen Dressing Room

31'5 x 26'9 max (9.58m x 8.15m max)

## **Inner Hallway**

#### **Bedroom Three**

13'8 x 11'4 (4.17m x 3.45m)

#### **Bedroom Four/Study**

10'9 x 9'1 (3.28m x 2.77m)

#### **Downstairs Shower Room/W.C**

7'0 x 4'9 (2.13m x 1.45m)

#### First Floor Galleried Landing

7'7 x 6'8 max (2.31m x 2.03m max)

#### **Bedroom One**

21'3 x 18'9 max (6.48m x 5.72m max)

9'10 x 8'3 max (3.00m x 2.51m max)

#### **Private Balcony**

15'0 wide (4.57m wide)

#### **En-Suite Shower Room**

8'7 x 6'9 (2.62m x 2.06m)

#### **Bedroom Two**

13'6 x 11'2 (4.11m x 3.40m)

#### Family Bathroom/W.C

14'6 x 12'2 (4.42m x 3.71m)

**Outside** 

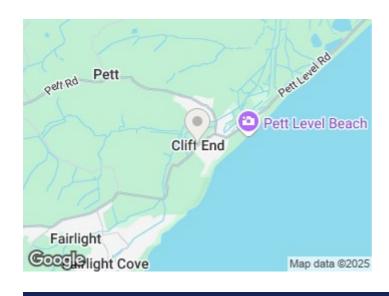
#### Front Garden

#### **Driveway**

#### **Detached Double Garage**

17'6 x 17'3 (5.33m x 5.26m)

Rear Gardens





















### Floor Plan

#### GROUND FLOOR 1284 sq.ft. (119.3 sq.m.) approx.



#### FOUR BEDROOM DETACHED HOUSE

TOTAL FLOOR AREA: 2225 sq.ft. (206.7 sq.m.) approx.

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