



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 UNINTERRUPTED 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.

Price £1,225,000

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

Open Plan Reception Hall

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

Open Plan Living/Diner & Kitchen

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)

Dressing Room

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

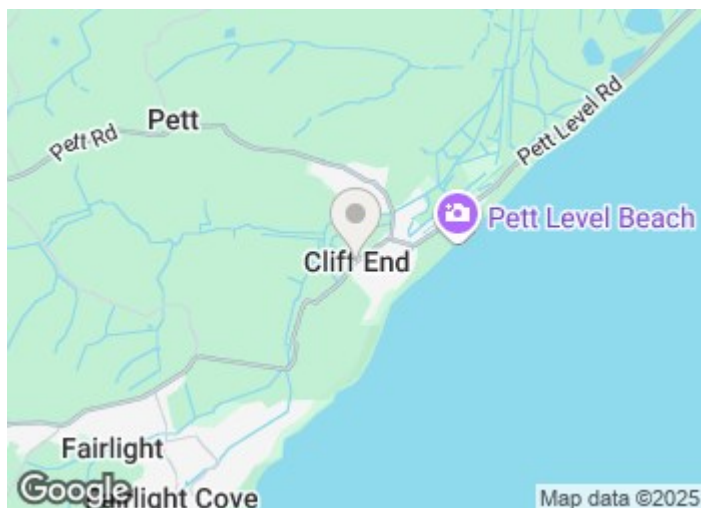
Front Garden

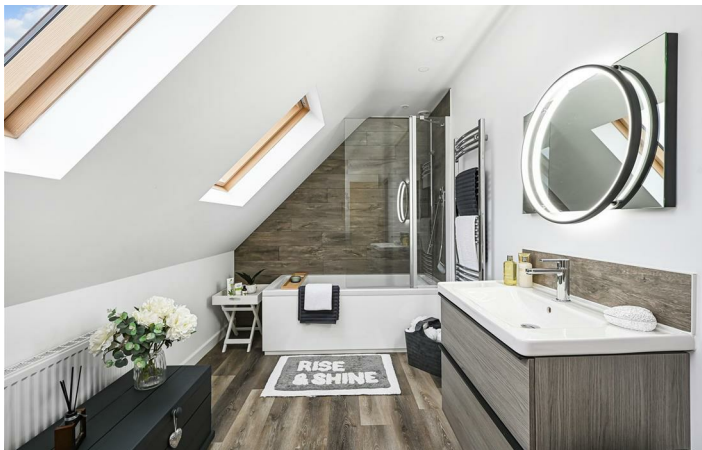
Driveway

Detached Double Garage

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

Rear Gardens





Floor Plan



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 firms 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) 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	