



## Orchard Lodge Chick Hill, Pett, TN35 4EG

A SUBSTANTIAL AND WELL PRESENTED SIX BEDROOM, TWO RECEPTION ROOM DETACHED FAMILY HOUSE SITUATED IN THIS SOUGHT AFTER VILLAGE LOCATION AND ENJOYING FAR REACHING FARMLAND, COUNTRYSIDE & SEA VIEWS. THERE ARE LARGE GARDENS, A DETACHED SUMMERHOUSE/STUDIO WITH SEA VIEWS AND A DETACHED DOUBLE GARAGE WITH PERMISSION (RR/2023/393/P) TO CONVERT INTO AN OFFICE WITH CARPORT AND ANCILLARY RESIDENTIAL ACCOMMODATION AS PART OF THE MAIN HOUSE.

The property is nicely set back from a quiet lane location with an electric gated driveway enjoying an elevated position with extensive views to the rear. The house is ideally situated close to Pett Level Beach, both the 1066 Country & Saxon Shore Way walks as well as two local village pubs with bus services on Pett Road connecting to the historic town of Hastings. The house provides versatile accommodation to include a 35'11 x 16'5 Living Room/Dining Room with feature open fireplace, a fitted Kitchen with adjoining Orangery, a separate Utility Room, a downstairs Bedroom 6 and downstairs Cloakroom/w.c. From the first floor Galleried Landing there are five further bedrooms with a 25'8 x 11'4 main Bedroom with private Balcony and En-Suite Shower Room. There is also a contemporary family Bath/Shower Room and a Study/Bedroom 5.

Outside, there is a 185ft Patio & Lawned Rear Garden backing onto Farmland, a Detached Summerhouse/Studio with open fireplace and there is a driveway to the front with parking for several vehicles, a carport and Detached Double Garage with planning approval for further accommodation/home office. Additional benefits include gas fired central heating, solar panels, double glazing and viewing is considered essential with Charles & Co. to appreciate this wonderful family house with its' magnificent open rear countryside & sea views.

**Price £1,250,000**

# Orchard Lodge Chick Hill, Pett, TN35 4EG



- Impressive Detached Family House
- Six Bedrooms, Two Receptions
- 25'8 x 11'4 Bedroom 1 & Balcony
- Gardens & Summer House/Studio
- Favoured Chick Hill Location
- Kitchen, Utility & Orangery
- Family Bathroom & En-Suite
- Direct Rye Bay & Sea Views
- Downstairs Bedroom & Cloakroom
- Parking & Double Garage With Planning

## Open Covered Entrance

### Reception Hall

12'5 x 11'8 (3.78m x 3.56m)

### Downstairs W.C

### Living Room

21'3 x 16'5 (6.48m x 5.00m)

### Dining Room

16'6 x 14'0 (5.03m x 4.27m)

### Kitchen/Breakfast Room

14'0 x 13'3 (4.27m x 4.04m)

### Orangery

13'8 x 10'6 (4.17m x 3.20m)

### Utility Room

13'2 x 7'4 (4.01m x 2.24m)

## Downstairs Bedroom Six

11'8 x 9'8 (3.56m x 2.95m)

## First Floor Galleried Landing

14'8 x 8'9 (4.47m x 2.67m)

## Bedroom One

25'8 x 11'4 (7.82m x 3.45m)

## Rear Balcony

## En-Suite Shower Room

10'8 x 8'4 (3.25m x 2.54m)

## Bedroom Two

16'6 x 9'9 (5.03m x 2.97m)

## Bedroom Three

13'2 x 10'2 (4.01m x 3.10m)

## Bedroom Four

12'9 x 8'3 (3.89m x 2.51m)

## Bedroom Five/Study

10'9 x 7'5 (3.28m x 2.26m)

## Family Bathroom/W.C

9'1 x 7'8 (2.77m x 2.34m)

## Outside

## Driveway

## Detached Double Garage

17'9 x 17'5 (5.41m x 5.31m)

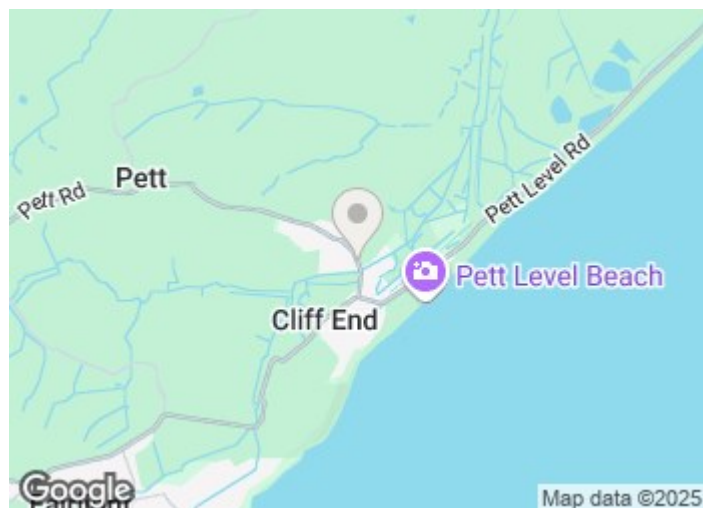
## Front Garden

## Rear Garden

180'0 (54.86m)

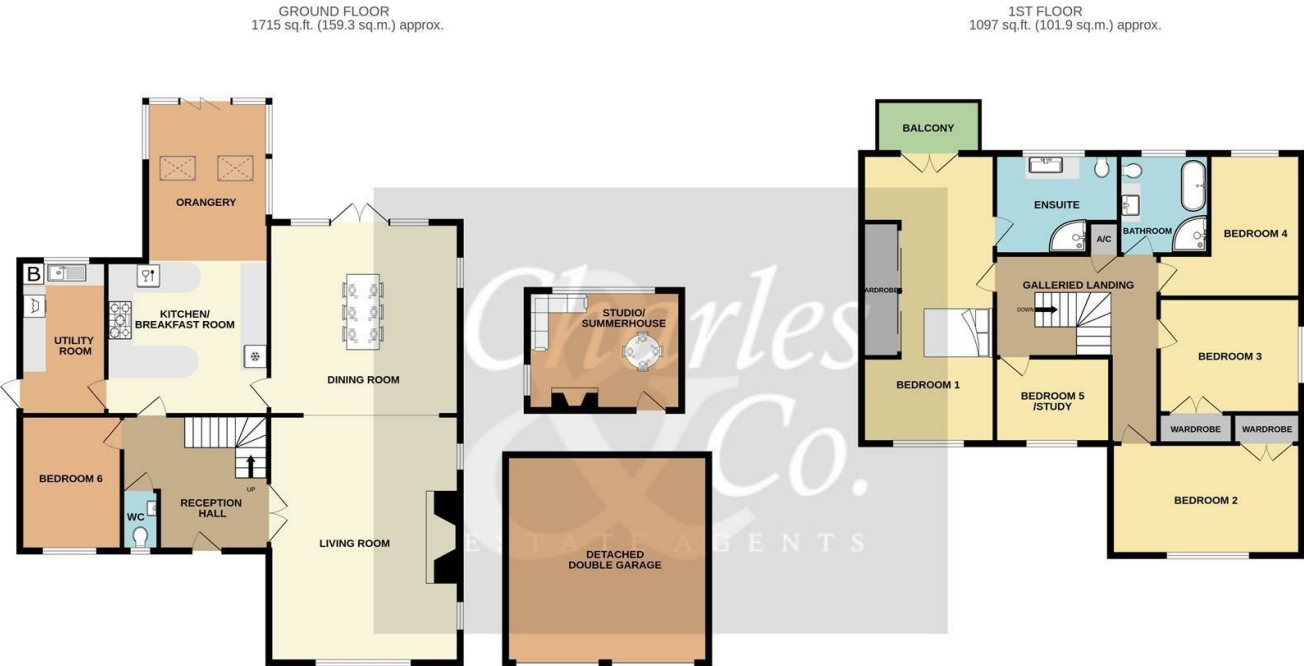
## Studio/Summer House

13'2 x 10'2 (4.01m x 3.10m)





Floor Plan



TOTAL FLOOR AREA : 2811 sq.ft. (261.2 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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| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   | 76      | 77        |
| (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                     |         |           |