



## Sruolla, Marsham Brook Lane, Pett Level, TN35 4HF

A CONTEMPORARY THREE DOUBLE BEDROOM DETACHED HOLIDAY LODGE, SITUATED WITHIN THE POPULAR PETT LEVEL AREA WITHIN IMMEDIATE WALKING DISTANCE OF PETT LEVEL BEACH AND THE SAXON SHORE WAY WALKS AS WELL AS BEING WITHIN 100 METRES OF THE PETT LEVEL NATURE RESERVE. THE LODGE IS AVAILABLE FOR OCCUPATION 50 WEEKS OF THE YEAR AND IS THE PERFECT HOLIDAY/WEEKEND RETREAT IN THIS SOUGHT AFTER COASTAL LOCATION.

The property was built in 2022 to a high specification and provides 976 sq ft (90.7 sq m) of living accommodation to include a 22'4 x 19'4 triple aspect & open plan living with a kitchen including built-in appliances & central island, a dining area and a lounge to the rear with patio doors leading to the rear decking & gardens. There is also an en-suite shower room to the main bedroom with two further double bedrooms (each with double wardrobes) and there is also a family shower room/w.c with walk-in double shower cubicle. In addition, there is a 45'0 x 13'0 parking bay to the front for two vehicles with further communal parking to the rear for up to four additional vehicles and the 52'0 x 40'0 rear gardens are mainly laid to lawn with a patio area.

Further benefits include double glazing, electric heating, occupancy between January 29th-January 12th of the following year and the property is available CHAIN FREE. Viewing is strictly by appointment with Sole agent, Charles & Co.

Price £395,000

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- A Contemporary Holiday Bungalow
- Popular Pett Level & Chick Hill Area
- Close To Pett Level Beach & Walks
- Perfect Weekend or Holiday Home
- Occupancy for 50 weeks a year
- Three Double Bedrooms
- Open Plan Living/Kitchen & Diner
- En-Suite & Shower Room/W.C
- Decked & Lawned Gardens
- Allocated Residents Parking

## Entrance Door

## Open Plan Living Room/Kitchen

22'4 x 19'4 (6.81m x 5.89m)

## Walk-in Utility Cupboard

9'3 x 3'3 (2.82m x 0.99m)

## Inner Hallway

19'3 length (5.87m length)

## Bedroom One

11'10 x 9'6 (3.61m x 2.90m)

## En-Suite Shower Room

## Bedroom Two

12'3 x 9'6 (3.73m x 2.90m)

## Bedroom Three

12'3 x 9'6 (3.73m x 2.90m)

## Shower Room/W.C

8'2 x 6'2 (2.49m x 1.88m)

## Outside

## Front

## Residents Parking to Front

45'0 x 13'0 (13.72m x 3.96m)

## Rear Garden

52'0 x 40'0 (15.85m x 12.19m)







# Floor Plan

GROUND FLOOR  
976 sq.ft. (90.7 sq.m.) approx.



TOTAL FLOOR AREA : 976 sq.ft. (90.7 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) <b>A</b>			
(81-91) <b>B</b>			
(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	