

PHILLIPS & STUBBS



coastal +
COUNTRY



Situated within the coastal hamlet of Pett Level and being set slightly back from the beach but within a short walk. In the vicinity are spectacular cliff top walks, local nature reserve and bird sanctuary. Nearby Winchelsea Beach boasts a nationally renowned local butcher, delicatessen and supermarket. The Ancient Town and Cinque Port of Rye famed for its medieval architecture and cobbled ways including Mermaid Street and Church Square is within 5 miles. The town offers a range of local independent shops, schools for all ages, general weekly market and local train services to Eastbourne and to Ashford with high speed connections to London St. Pancras (37 minutes). Westwards is Hastings with its seafront promenade, Old Town and Priory Meadow shopping centre.

This individual detached house was constructed to a high specification in 2019 and includes the facility for a lift (not installed and would be the responsibility of a new owner to install if required), underfloor heating, large picture windows by Rational with powder coated aluminium on the exterior and painted wood on the interior of the frames. Intelligent sprinkler system and zoned room thermostats throughout.

Front door into the **entrance hall** with slate floor and oak and glass staircase rising to the first floor, built in cupboard (to be utilised for a lift). Further built in cupboard housing gas fired boiler and hot water tank, coat hanging rail. **Bedroom 2** with sliding door onto front decking and walk in wardrobe. **En-suite bathroom** comprising panelled bath with shower over, wash hand basin, w.c, and tiled floor. **Bedroom 3** door out onto rear decking. **En-suite shower** comprising tiled shower cubicle, w.c, wash hand basin and tiled floor. **Utility room** fitted with base and wall mounted units incorporating a sink, window to rear and space and plumbing for washing machine

First floor landing with skylight over the stairwell, opening into the main living area with oak flooring throughout, full height windows and two doors opening onto front and side balconies. Two large windows to the side and rear overlooking the garden. **Kitchen** fitted with a range of built-in units with granite worksurfaces incorporating a dishwasher, double oven, microwave, 4 ring induction hob and extractor fan. Window to front. **Inner landing** with storage cupboard (which can be utilised for a lift). **Bedroom 1** with full height and full width windows to front, walk in wardrobe leading through to an **en-suite shower room** comprising large shower cubicle, wash hand basin, w.c and tiled flooring.

Outside: The property is approached off the main Pett Level Road over a shared unmade track which passes over a small bridge then leading to the property where a five bar gate provides access to a private gravel driveway, the track continues beyond serving two neighbouring properties. The gravel driveway provides ample parking and access to a double garage with adjoining store. The front is fence enclosed. The good size rear garden has a footbridge over a small stream leading to the main area of lawn, a useful summer house overlooks the garden which is fenced and partly bounded by a sandstone cliff which rises to Toot Rock.

Local Authority: Rother District Council, Council Tax Band TBA

Mains electricity, gas and water. Private drainage.

Predicted mobile coverage: - O2, Vodafone, 3, EE.

Broadband speed: Superfast 48Mbps available. Source Ofcom River and Sea

Flood risk summary: Very low risk. Source GOV.UK

Price guide: £1,750,000 freehold

Whispering Reeds, Pett Level Road, Pett Level, East Sussex TN35 4EH



A detached individual modern coastal house set just back from the beach with an outlook over the nearby Military Canal and reed bed with a glimpse of the sea in the distance.

Entrance hall • Bedroom 2 with en-suite bathroom • Bedroom 3 with en-suite shower room • Study/bedroom 4 • Utility room
First floor • Main open plan living/dining room • Kitchen • Inner landing • Bedroom 1 with en-suite dressing room and bathroom
Detached double garage with store and parking area • Gas heating • EPC rating B • Summer house
Good size rear garden • Build Zone 10 year warranty (commenced 21st June 2019)



Directions: Leave Rye in a westerly direction on the A259 and after approximately two miles, turn left signposted for Winchelsea Beach/Fairlight. Proceed through the village of Winchelsea Beach and onto Pett Level following the sea wall. Upon entering the village of Pett Level, go past the New Beach Club on your left and then after a short distance take the next turning on your right into an unmarked and unmade track. Then go through the five bar gate and over the small bridge and turn right along the track where you will see Whispering Reeds on the left.

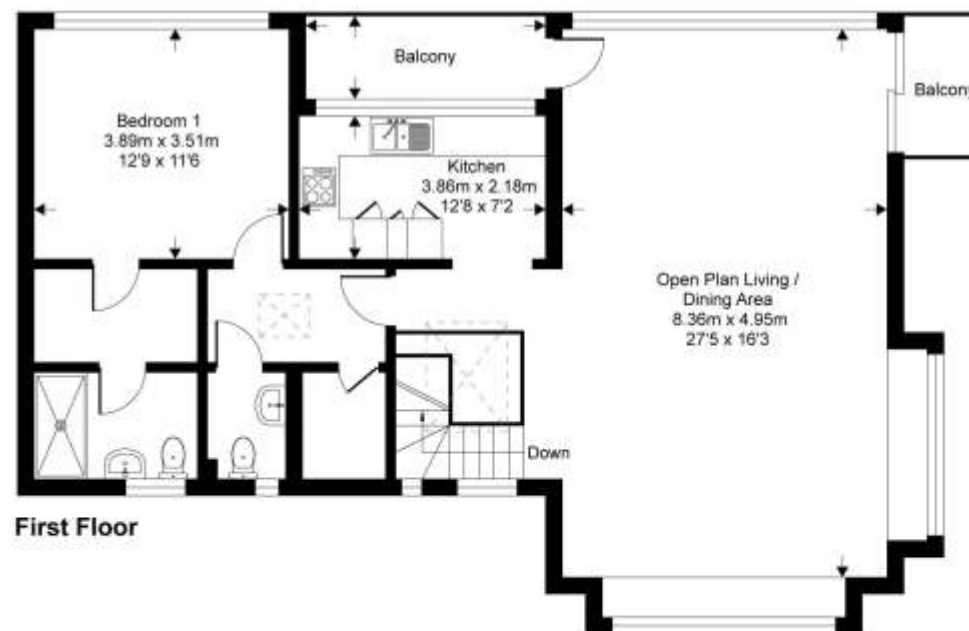
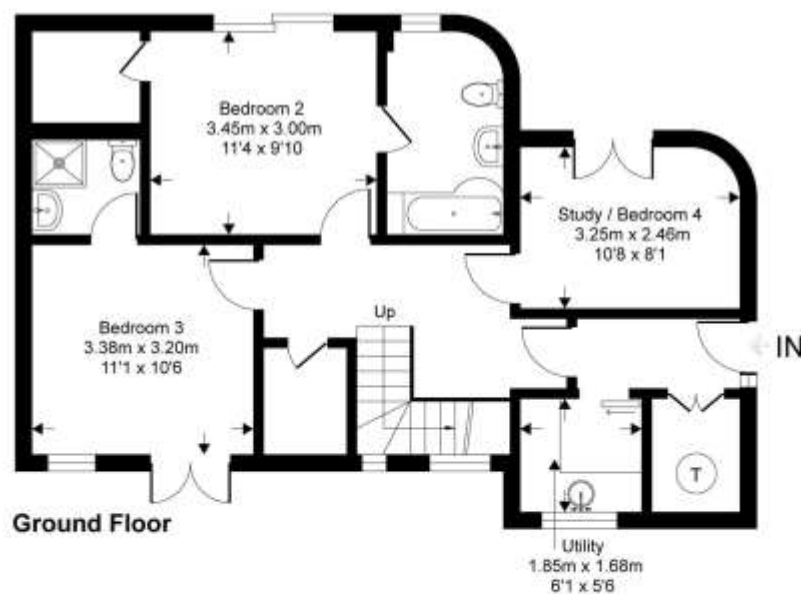
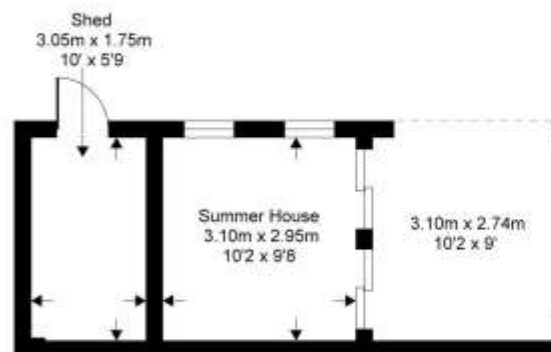
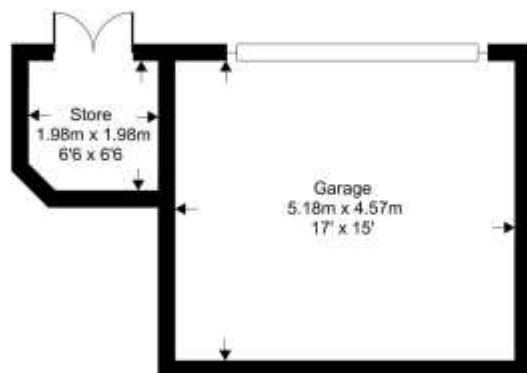
Whispering Reeds

Approximate Gross Internal Area = 161 sq m / 1734 sq ft

Garage = 24 sq m / 255 sq ft

Outbuildings = 18 sq m / 197 sq ft

Total = 203 sq m / 2186 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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