



ESTATE AGENTS

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Price £850,000

PCM Estate Agents are delighted to present to the market an exciting opportunity to acquire this SUSSEX STYLE DETACHED FOUR/ FIVE BEDROOMED HOUSE conveniently positioned on this coveted country lane within the sought after Village of Pett on the outskirts of Hastings.

Occupying a SECLUDED POSITION set back from this quiet country lane and accessed via a FIVE BAR WOODEN GATE onto a driveway providing PLENTY OF OFF ROAD PARKING and a GARAGE. The front garden is of a good size and laid to lawn with established planted borders, offering seclusion from the already quiet lane.

Inside, the well thought-out and well-proportioned accommodation is arranged over two floors comprising an entrance porch providing access to a spacious entrance hall, DOWNSTAIRS WC, DUAL ASPECT LIVING ROOM, large open plan KITCHEN-DINING ROOM, an additional RECEPTION ROOM which could be utilised as a snug, office or crafts room or DOWNSTAIRS FIFTH BEDROOM. To the first floor there are FOUR LARGE DOUBLE BEDROOMS all of which have built in wardrobes and one of which benefits from having a shower cubicle. The bedrooms are located off a SPACIOUS GALLERIED LANDING, along with the MODERN BATHROOM with SEPARATE SHOWER.

The house offers modern comforts to include gas fired central heating and double glazing, the GARDEN is a particular feature and located at the REAR AND WRAPPING AROUND THE SIDE ELEVATIONS. There is a LARGE WORKSHOP and plenty of space for families or the garden enthusiast to enjoy. The garden is mainly laid to lawn with a decked patio and a further stone/paved patio.

This house must be viewed to appreciate the SECLUDED POSITION on offer and the quality of the well-proportioned accommodation.

This FAMILY HOME is conveniently positioned just a short stroll from Guestling Woods and from the local amenities located within village, two fantastic country pubs, coffee shop come hair salon and a local butchers. The house is within easy reach of a number of popular schooling establishments and an abundance of countryside walks including various 1066 paths and Pett Level beach.

Please call the owners agents now to book your viewing.

DOUBLE GLAZED FRONT DOOR

Leading to:

SPACIOUS PORCH

Part brick construction with double glazed windows to front elevation, ample space for storing coats and shoes, further double glazed front door leading to:

SPACIOUS ENTRANCE HALL

Wood laminate flooring, radiator, under stairs storage cupboard, stairs rising to upper floor accommodation, sliding door to garage, double opening doors to living room and doors opening to:

DOWNSTAIRS WC

Dual flush low level wc, wall mounted wash hand basin with tiled splashbacks, tiled flooring, double glazed pattern glass window to front aspect.

LIVING ROOM

20'1 x 12'3 (6.12m x 3.73m)

Dual aspect with double glazed window to front aspect having pleasant views over the established front gardens and grounds, double glazed window to side aspect overlooking the side section of garden, coving to ceiling, two radiators, wall lighting, stone fireplace with inset wood burning stove, telephone point, wall lighting, partially open plan to:

DINING ROOM

12' x 9'1 (3.66m x 2.77m)

Wood laminate flooring, radiator, ample space for a good sized dining table, dual aspect room with double glazed window and door to side aspect having pleasant views onto the side section of garden and access onto the garden, double glazed window to rear aspect with pleasant views over the main section of garden, open plan to:

KITCHEN

18'5 max x 8'7 max with additional 9'2 x 5'4 (5.61m max x 2.62m max with additional 2.79m x 1.63m)

Country style kitchen with a range wall and base level cupboards and drawers with solid wood worktops over, part tiled walls, tiled flooring, down lights, wall mounted shelving, ceramic double bowl Belfast sink with mixer tap, space and plumbing for dishwasher, space for tall fridge freezer, freestanding Range

Master six gas burner cooker with triple oven and grill (incorporated in the sale) with extractor over, wall mounted cupboard concealed boiler, radiator, return door to entrance hall, double glazed window and French door to rear aspect allowing for a pleasant outlook and access onto the garden.

SNUG

12'2 x 10'5 (3.71m x 3.18m)

Currently used as a television room/ snug, could be used as a ground floor fifth bedroom/ playroom or crafts room. Radiator, double glazed window to rear aspect with lovely views onto the garden.

GALLERIED LANDING

Spacious with a large double width airing cupboard, double glazed window to front aspect with lovely views over the gardens and grounds, loft hatch providing access to loft space.

BEDROOM ONE

20'2 x 12'1 (6.15m x 3.68m)

Tow built in double wardrobes, radiator, dado rail, dual aspect with a double glazed window to side and further double glazed window to front having views over the well-manicured front gardens and grounds.

BEDROOM TWO

12'4 x 10'2 (3.76m x 3.10m)

Radiator, built in double wardrobes, walk in shower enclosure with electric shower, tiled with glass shower door, double glazed window to rear aspect having made to measure plantation shutter and a pleasant view onto the rear garden.

BEDROOM THREE

16'4 x 8'9 (4.98m x 2.67m)

Built in wardrobe, radiator, dual aspect room with double glazed window to side and a further double glazed window to rear with lovely views over the well-manicured rear gardens and grounds.

BEDROOM FOUR

12'8 x 10'2 (3.86m x 3.10m)

Radiator, built in wardrobes, access to a section of eaves storage, dual aspect with double glazed windows to front and side aspects with side views towards Guestling Woods.

BATHROOM

12'3 x 5'6 (3.73m x 1.68m)

Good sized bathtub with Victorian style mixer tap and shower attachment, separate walk in shower enclosure with a fixed waterfall style shower head and a sliding door, vanity enclosed wash hand basin with mixer tap, dual flush low level wc, radiator/ heated towel rail, part tiled walls, tiled flooring, shaver point, down lights, two double glazed pattern glass windows to rear aspect.

FRONT GARDENS AND GROUNDS

The property is set back from the road and approached via a five bar wooden gate opening onto a good sized driveway providing off road parking for multiple vehicles. The front garden is mainly laid to lawn with established planted borders offering seclusion from the quiet lane.

GARAGE

18'5 x 10' (5.61m x 3.05m)

Space and plumbing for washing machine and tumble dryer, fixed walled shelving, wall mounted gas meter, consumer unit for the electrics, wooden up and over door, double glazed window to side aspect.

REAR GARDEN

Beautifully landscaped and wrapping around both side elevations, enclosed by fencing with a decked patio in addition to other seating areas within the garden. The garden has section of established planting with flowers and shrubs, is incredibly private and enjoys plenty of sunshine. To the side elevation there is a further patio seating area with wood store, and also an additional storage section.

LARGE WORKSHOP/ STORE ROOM

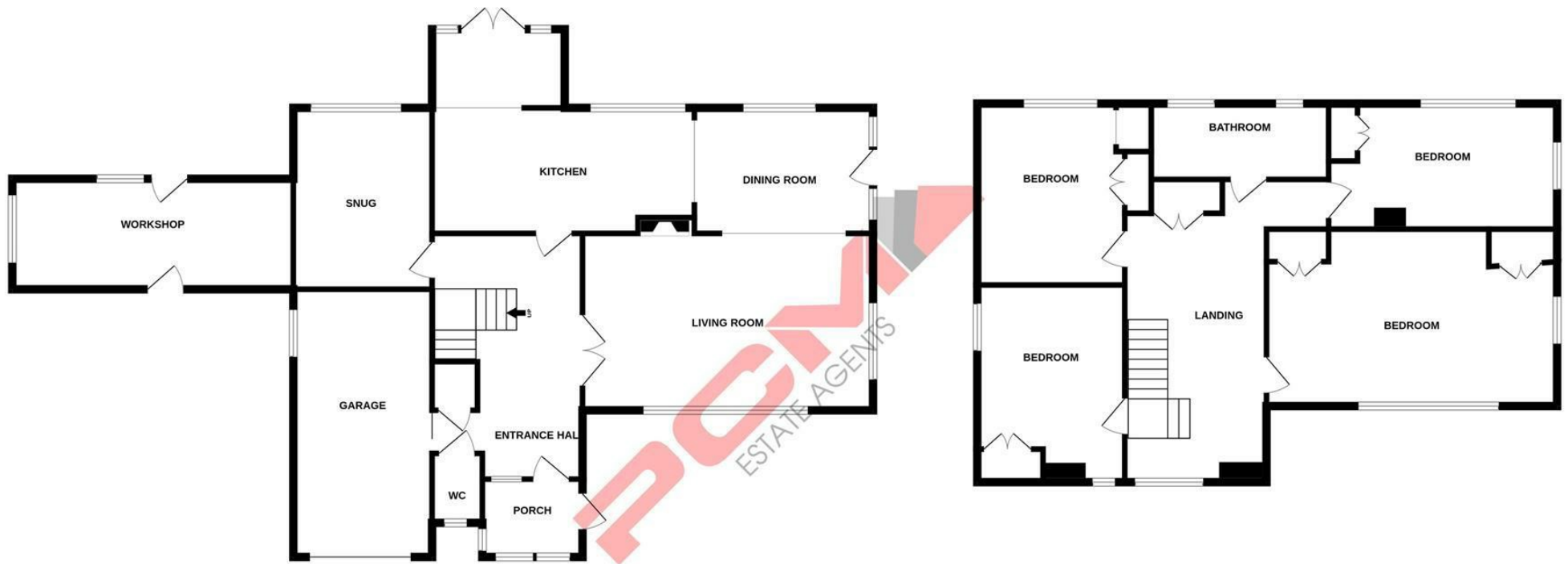
19'7 x 8' (5.97m x 2.44m)

Power and light, workbench, windows to side and rear elevations, further wooden gate opening to the front garden, as well as a gate opening into the rear garden.









TOTAL FLOOR AREA : 2230 sq.ft. (207.1 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			
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.