



ESTATE AGENTS

**Beach End, Pett Level Road, Pett Level, TN35 4EH**

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**Price £2,500,000**

A RARE OPPORTUNITY has arisen to acquire this EXCEPTIONAL DETACHED SEAFRONT HOUSE set on the restorative shingle shores of Pett Level Beach with UNRIVALLED SEA VIEWS. The property boasts approximately 2762 sq feet of accommodation and has recently been constructed to an exceptional standard throughout with energy efficiency in mind.

BEACH END is set back behind a timber fence and a generous resin driveway. As you enter the property you are greeted by a spacious reception hallway with stair and LIFT ACCESS to the upper floors, this floor features a GUEST ROOM with EN SUITE and direct access to the garden, a BOOT ROOM, UTILITY and an INTEGRAL GARAGE. To the first floor you will find THREE DOUBLE BEDROOMS with the principle bedroom boasting its own DRESSING ROOM, EN SUITE and WRAP AROUND BALCONY, there is an additional EN SUITE and bathroom to this floor also.

The second floor truly sets it apart and epitomises MODERN CONTEMPORARY OPEN PLAN LIVING ROOM with a BESPOKE FITTED KITCHEN having a range of HIGH QUALITY INTEGRATED APPLIANCES and CENTRAL ISLAND, offering ample space for entertaining with a LOG BURNER, FULL HEIGHT WINDOWS and a further WRAP AROUND BALCONY to take in the unrivalled SEA VIEWS over the Beach and the English Channel. There is also an additional study to the second floor, also boasting a pleasant outlook.

Externally the property affords PRIVATE AND SECLUDED GARDENS which feature large PORCELAIN TILED PATIO ideal for al-fresco dining in addition to a DETACHED HOME OFFICE with lighting and power.

This BRAND NEW HOME has been constructed to an excellent standard throughout, fitted with a Mitsubishi AIR SOURCE HEAT PUMP and an array of SOLAR PANELS providing electricity. The property also features UNDERFLOOR HEATING throughout.

Pett Level Road is superbly positioned for access to the East Sussex coastline and is also considered within easy reach of the popular towns of Rye and Hastings.

There are a range of popular walks close by including the Rye Harbour Nature Reserve and Hastings Country Park. Pett Level Beach is great for swimming, with a sandy cove stretching all the way towards Winchelsea and Rye Harbour.

## **PRIVATE FRONT DOOR**

Leading to:

## **ENTRANCE HALLWAY**

Spacious with full height glazing to front and side aspects, stairs and lift access to the first floor accommodation, porcelain tiles, wall mounted security alarm panel.

## **GUEST ROOM**

13'9 x 13'3 (4.19m x 4.04m)

Double glazed doors to side aspect leading out to the garden, full height double glazed window to rear aspect with porcelain tiles, inset ceiling spotlights and speakers, door to:

## **EN SUITE**

8'6 x 6'5 (2.59m x 1.96m)

Walk in double shower, floating wash hand basin with storage below, dual flush wc, radiator, wall mounted LED mirror, shaver point, tiled walls, porcelain tiled flooring, double glazed window to rear aspect.

## **BOOT ROOM**

8'10 x 5'10 (2.69m x 1.78m)

Conveniently positioned off the main entrance hallway, providing fantastic storage space with a range of bespoke fitted cupboards for coats & shoes etc, porcelain tiled flooring.

## **UTILITY ROOM**

8'10 x 6'6 (2.69m x 1.98m)

Comprising fitted units with worksurfaces, inset sink with mixer tap, space for tumble dryer and washing machine, porcelain tiled flooring, extractor fan, double glazed window to rear aspect.

## **FIRST FLOOR LANDING**

Stairs and lift rising to the second floor accommodation.

## **PRINCIPLE BEDROOM**

16'4 x 14'8 (4.98m x 4.47m)

Triple aspect room with full height window and sliding doors to rear aspect enjoying unrivalled sea views, double glazed window to rear aspect, inset ceiling speakers, engineered oak flooring. Access to balcony, dressing room and en-suite.

## **WRAP AROUND BALCONY**

With glass balustrade.

**DRESSING ROOM**

7'4 x 6'11 (2.24m x 2.11m)

Range of bespoke fitted wardrobes and drawers, full height double glazed window to front aspect.

**EN SUITE**

7'3 x 7'3 (2.21m x 2.25m)

Luxury wet room comprising a walk in double shower, floating wash hand basin with storage below, dual flush wc, tiled walls, tiled flooring, shaver point, wall mounted LED mirror, radiator, double glazed window to rear aspect enjoying fantastic sea views.

**BEDROOM**

11'10 x 11'2 (3.61m x 3.40m)

Double glazed sliding doors with Juliette balcony to the rear aspect enjoying fantastic sea views, wood flooring, built in wardrobe and desk/ dressing table.

**EN SUITE**

11'4 x 3'10 (3.45m x 1.17m)

Walk in double shower, wash hand basin with storage below, dual flush wc, tiled walls, tiled flooring, shaver point, wall mounted LED mirror, extractor fan and radiator.

**BEDROOM**

11'10 x 10'8 (3.61m x 3.25m)

Double glazed window to front aspect, wood flooring, built in wardrobe and desk/ dressing table.

**BATHROOM**

9'4 x 6'1 (2.84m x 1.85m)

Bath with shower above and shower screen, floating wash hand basin with storage below, dual flush wc, tiled walls, tiled flooring, shaver point, wall mounted LED mirror, wall mounted storage units with mirrored doors, radiator, double glazed window to rear aspect enjoying fantastic sea views.

**SECOND FLOOR**

Comprising an exceptional open plan living space with unrivalled panoramic views across the beach and over the English Channel. This quadruple aspect room lets in ample light and the views are breath-taking. This area comprises the following:

**BESPOKE FITTED KITCHEN**

23'2 x 16'1 (7.06m x 4.90m)

Comprising a range of eye and base level units around a central stone island and employs a warm aesthetic design through timber fronted cabinetry with breakfast bar. There are a range of integrated Miele appliances including a dishwasher, fridge, freezer, double ovens, wine cooler and an induction hob. The kitchen also features a corner window to take in those lovely views. The kitchen flows seamlessly into the rest of the living space which features ample room for a dining table and chairs, offering a fantastic space for entertaining,

**SITTING/ LIVING ROOM**

18'1 x 14'8 (5.51m x 4.47m)

Arranged around a Stovax wood burning stove on a concrete hearth, cleverly designed with space beneath for storing logs, multiple windows wrapping around the room providing panoramic sea views whilst inviting light from three aspects. There is also a roof light above the stairwell, there are speakers integrated to the ceilings and controlled by a Mecarter home entertainment system. Leading to:

**WRAP AROUND BALCONY**

Glass balustrade, providing ample space for seating and entertaining, offering amazing panoramic views to three sides.

**STUDY**

11'10 x 7'10 (3.61m x 2.39m)

Bespoke fitted storage cupboards, double glazed window to front aspect with a pleasant outlook over the military canal.

**REAR GARDEN**

Large porcelain tiled patio ideal for al-fresco dining.

**GARDEN STUDIO**

14'6 x 8'8 (4.42m x 2.64m)

Power lighting and internet access.

**INTEGRAL GARAGE**

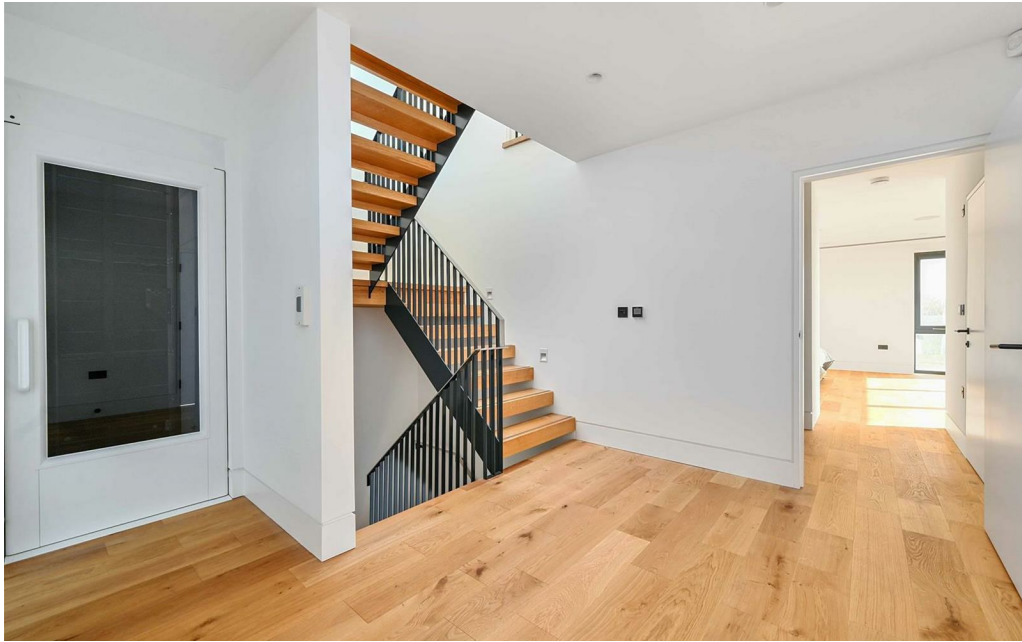
22'1 x 11'9 (6.73m x 3.58m)

Up and over electric door, power, lighting, EV charging point, integral door to hallway, rear door leading out to the garden.

Council Tax Band:







## Beach End, TN35

Approximate Gross Internal Area = 219.9 sq m / 2368 sq ft  
 Approximate Garage Internal Area = 24.2 sq m / 261 sq ft  
 Approximate Outbuilding Internal Area = 11.5 sq m / 124 sq ft  
 Approximate Total Internal Area = 255.6 sq m / 2753 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		100	100
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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