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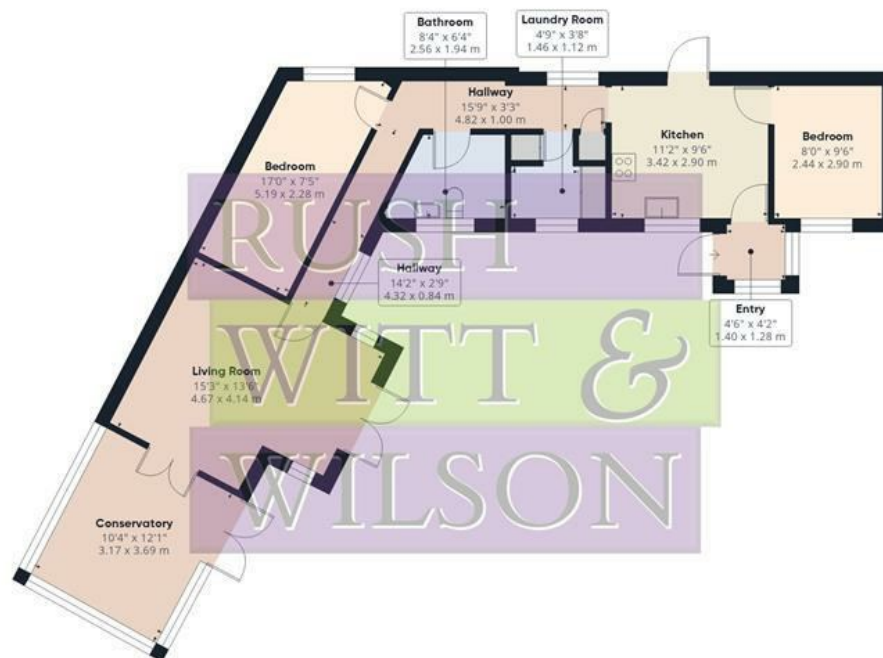
Rosella Marsham Brook Lane, Pett Level, East Sussex TN35 4HF
Guide Price £400,000 - £425,000

*****GUIDE PRICE £400,000 - £425,000*** Charming Two-Bedroom Detached Bungalow with Annexe, Wrap-Around Gardens & Off-Road Parking – Moments from Pett Level Beach. Located in an idyllic coastal hamlet just a short stroll from Pett Level Beach, this bright and spacious two-bedroom detached bungalow offers an exceptional opportunity for those seeking a peaceful seaside retreat or a versatile family home. Tucked away down a quiet, secluded lane, the property is beautifully presented throughout and enjoys a thoughtfully designed layout ideal for both relaxed living and entertaining. The dual-aspect living room opens out to the front garden and flows seamlessly into the dining room, creating a sociable, light-filled living space. At the front of the property, the well-equipped fitted kitchen offers ample storage and worktop space, with French doors opening to the rear garden area, perfect for outdoor dining and summer living. There are two generously sized double bedrooms, both served by a contemporary shower room, while a separate utility room provides valuable additional storage and space for laundry appliances. The wrap-around gardens are a particular highlight, featuring a large front lawn bordered by mature planting for added privacy. A converted detached garage offers annexe accommodation, ideal as guest quarters, a home office, or additional living space. To the front, two driveways provide ample off-road parking for multiple vehicles – a rare benefit in this peaceful location.**







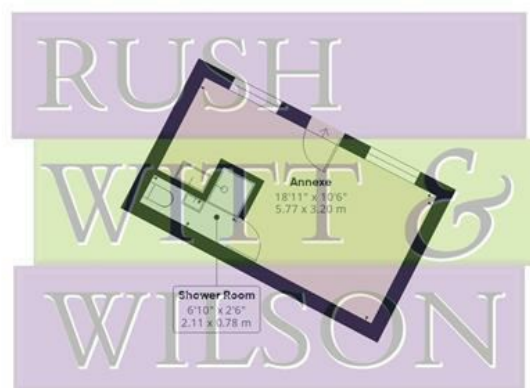


Floor 0 Building 1

Approximate total area^{m)}

1017 ft²

94.5 m²



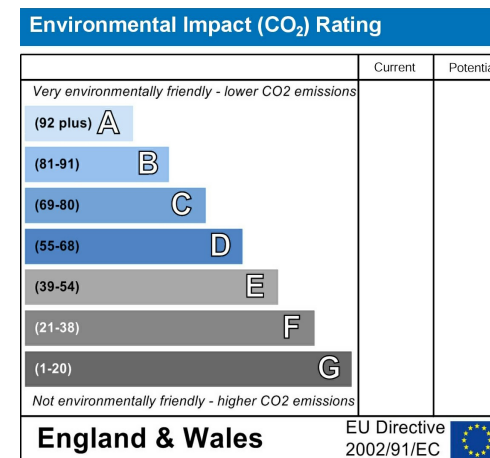
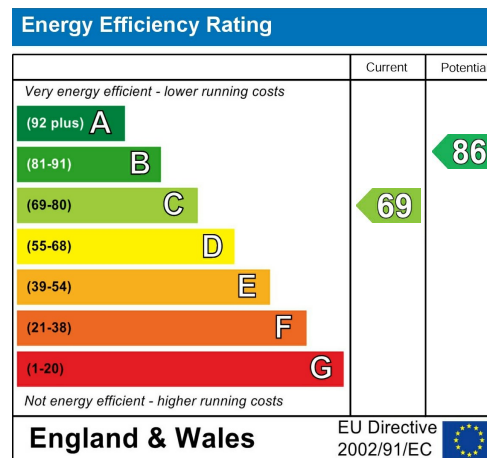
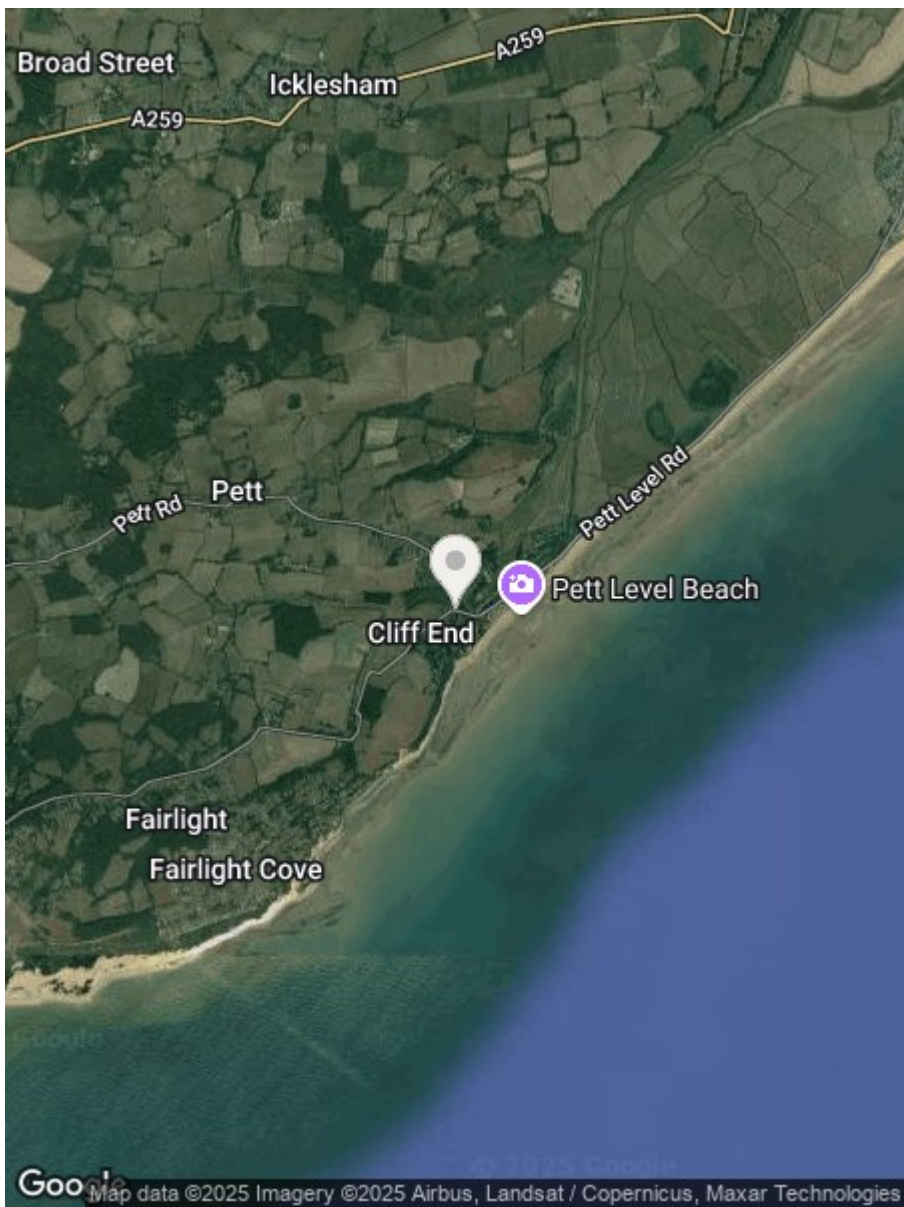
Floor 0 Building 2

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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