

**RUSH
WITT &
WILSON**



Blue Bells Panel Lane, Hastings, TN35 4JB
£1,250,000 Freehold

Nestled in the charming area of Panel Lane, Pett, this remarkable detached house is a splendid opportunity for those seeking a family home in a picturesque setting. The property boasts five spacious bedrooms and four well-appointed bathrooms, ensuring ample room for both relaxation and privacy. As you step inside, you are greeted by two generous reception rooms, perfect for entertaining guests or enjoying cosy family evenings. The home is adorned with original character features that infuse warmth and charm, creating a delightful atmosphere for everyday living. Set within a substantial plot of approximately nine acres, the property offers breathtaking views of the surrounding countryside and distant sea, making it an ideal rural retreat. The expansive grounds provide endless possibilities for gardening, outdoor activities, or simply basking in the tranquillity of nature. A unique highlight of this property is The Woodland Wagon, a beautifully crafted space that serves as an excellent option for holiday lets or guest accommodation. This versatile addition presents a fantastic opportunity for supplementary income, appealing to those who wish to blend their home life with a business venture. Additional benefits include parking for up to five cars and an efficient oil-fired heating system, ensuring comfort throughout the year. With its secluded yet accessible location, this property is perfect for those seeking a serene family sanctuary or the potential for income generation. In summary, this home truly offers the best of both worlds, making it a must-see for discerning buyers.

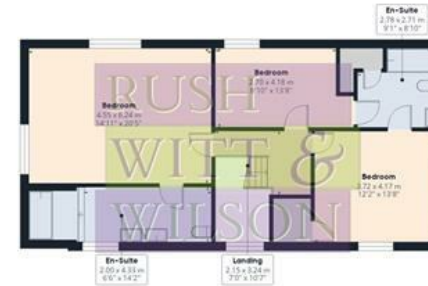








Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3



Floor 0 Building 4

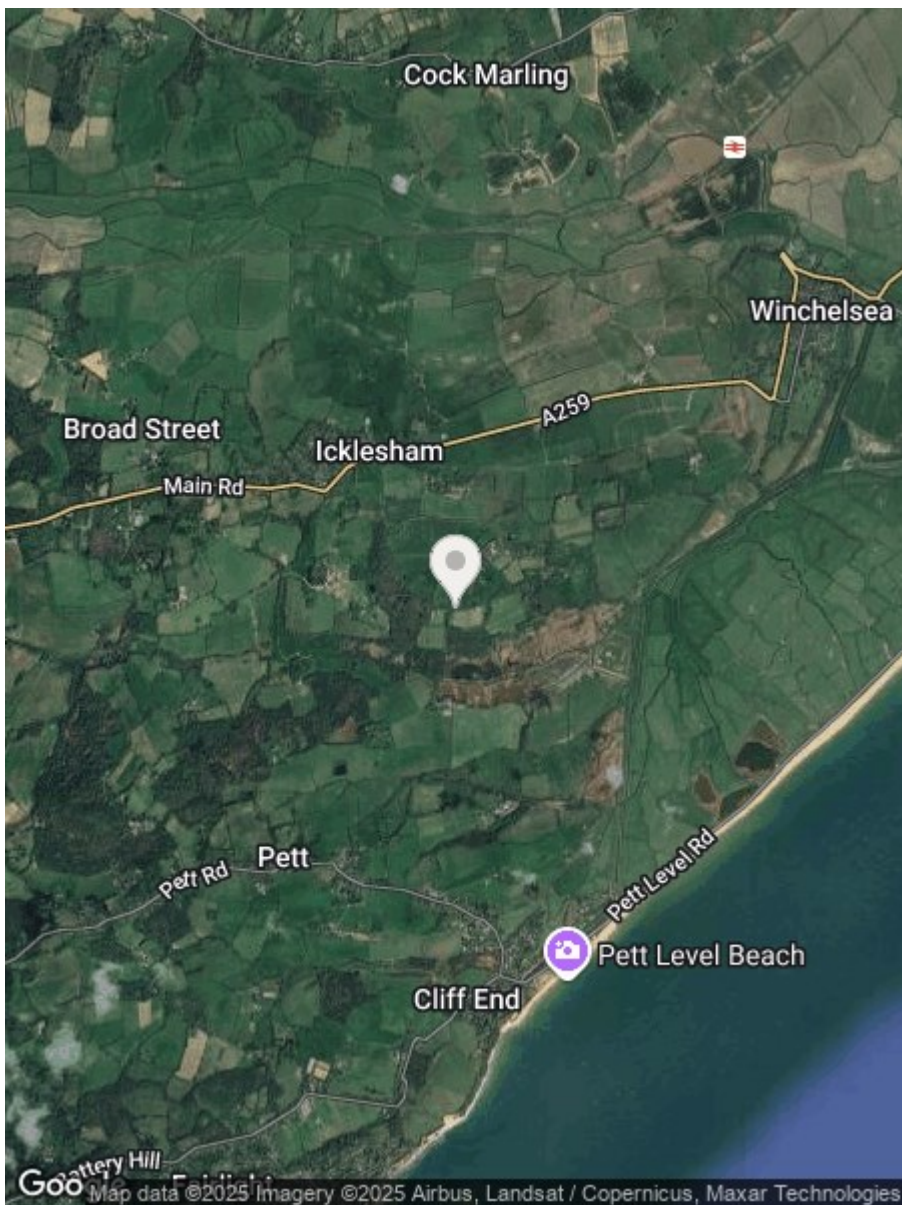


Approximate total area⁽¹⁾
271.6 m²
2926 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		62
(39-54) E		
(21-38) F	35	
(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

Council Tax Band - G

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

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4. VAT: The VAT position relating to the property may change without notice.
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