

**RUSH
WITT &
WILSON**



**Orchard Lodge Chick Hill, Pett Level, East Sussex TN35 4EG
Guide Price £1,200,000**

Rush Witt & Wilson are pleased to offer this SUBSTANTIAL DETACHED family home in a favoured location with STUNNING VIEWS & GARDEN SUMMERHOUSE.

The well presented accommodation is arranged over two floors and comprising reception hall, kitchen/dining room with adjoining orangery, utility room. large double aspect sitting room, cloakroom and a further room which could be used as a ground floor bedroom. On the first floor the main suite comprises bedroom with built-in wardrobes, balcony and shower room, there are four further bedrooms and a family bathroom. SOLAR PANELS. An electric gate opens to a hardstanding and parking for several cars. DOUBLE GARAGE WITH PLANNING PERMISSION to convert and extend to provide office space and additional covered car space. To the rear there is a patio leading to the lawn which is surrounded by mature planting and pathway transporting you to a detached STUDIO / SUMMER HOUSE providing the perfect spot for working, entertaining or just enjoying the incredible countryside and sea views.

For further information and to arrange a viewing please call our Rye Office 01797 224000



Locality

The property occupies a tucked away position within the popular hamlet of Chick Hill backing onto farmland and enjoying far reaching rural and sea views.

A short walk down the hill to Pett Level and miles of open shingle beach which extends from the cliffs at Fairlight to a nature reserve at Rye Harbour. Beautiful undulating countryside borders village and there is easy access to public footpaths.

The village offers a range of local amenities including butchers, tea room, public houses/restaurants and active community hall.

The ancient town of Rye and historic coastal town of Hastings are each only a short drive and provide further shopping, sporting and recreational facilities as well as railway stations giving access to London.

Entrance Hall

12'5" x 12'2" (3.795 x 3.724)

Hard wood floor, radiator to side wall, doors opening onto living room, kitchen, ground floor bedroom, Cloakroom and glass banister stairs.

Living Room

16'5" x 35'11" (5.026 x 10.953)

Triple aspect, window to front, side and bifold doors to rear looking onto garden. Radiator under windows, hard wood flooring, open fireplace with log burner.

Kitchen / Orangery

14'8" x 13'3" opening to 24'5" (4.475 x 4.041 opening to 7.453)

Fitted with a range of modern unit. Gas cooker, built in microwave, fridge / freezer, wine cooler and dish washer. Open plan to an impressive orangery with bifold doors to rear overlooking garden. Hardwood flooring.

Downstairs Bedroom

9'6" x 11'4" (2.90 x 3.470)

Window to front, radiator below, carpet flooring, exposed beam ceiling

Utility room

7'4" x 13'2" (2.259 x 4.037)

Wood floor, radiator on back wall, external side door, window overlooking garden, plumbing for washing machine.

First Floor Landing

Stairs rise from the Reception Hallway

Main Bedroom

11'4" x 25'8" (3.467 x 7.839)

Hard wood flooring, window to front with radiator below, glass French doors overlooking garden onto balcony. Large built in wardrobes across side wall, door leading to en-suite.

En suite shower room

8'4" x 10'8" (2.559 x 3.252)

Tile floor, matching tiles on walls, walk in shower, WC and basin, window to rear, heated towel rail on wall.

Bedroom

7'5" x 10'9" (2.265 x 3.296)

Window to front, radiator underneath, carpet floor.

Family Bathroom

7'8" x 9'1" (2.343 x 2.791)

Grey tiled floor, matching on walls, free standing bath, walk in shower, wc & basin. Wall storage, heated towel rail, window to rear.

Bedroom

8'3" x 12'9" (2.537 x 3.902)

Hard wood flooring, window to side and to rear, radiator below.

Bedroom

10'2" x 10'2" (3.099 x 3.124)

Hard wood flooring, window to side, radiator below, built in wardrobe.

Bedroom

9'9" x 16'6" (2.972 x 5.041)

carpet floor, window to front, radiator below, built in wardrobe.

Studio / Summer House

10'2" x 13'2" (3.119 x 4.022)

Hard wood floor, electric radiator, inglenook style fireplace, large window to the rear with views over countryside and sea beyond.

Double Garage with planning permission

Up and over door. Power connected.

Planning permission has been granted RR/2023/393/P to Convert and extend existing Garage providing office space and additional covered car space. Further details and plans are available on request.

Agents Notes

None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

The property benefits from SOLAR PANELS, further details on request.

Council Tax: Band G



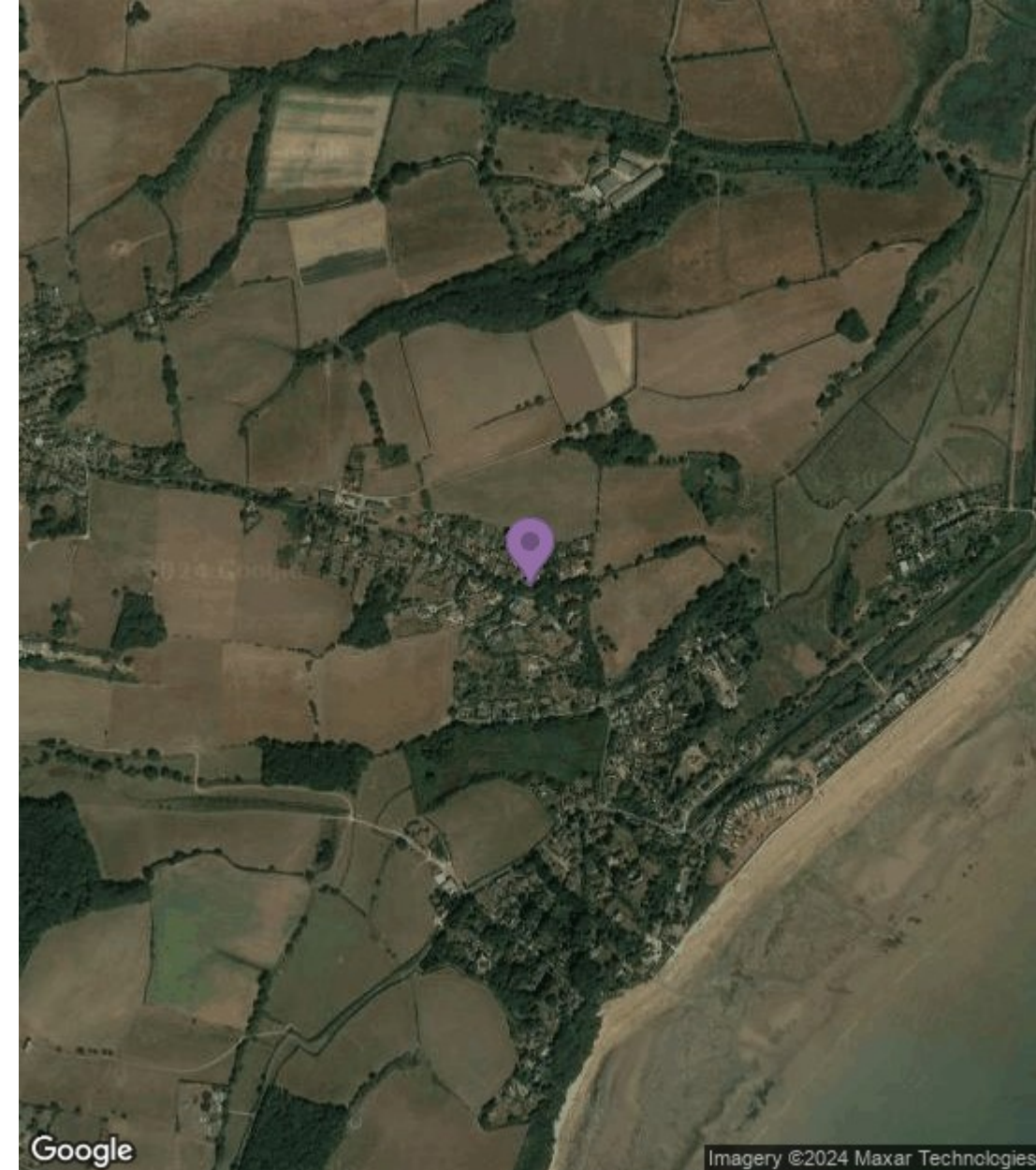


TOTAL FLOOR AREA : 2801 sq.ft. (260.2 sq.m.) approx.

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	

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