

RUSH  
WITT &  
WILSON



**Little Thatches Cliff End Lane, Pett Level, East Sussex TN35 4EF  
Guide Price £695,000**

**CHARMING THATCHED COTTAGE WITH POTENTIAL**  
Rush Witt & Wilson are pleased to offer a genuine 'chocolate box' cottage set in just over half an acre of beautiful garden / grounds.

The well proportioned accommodation comprises double aspect living room, dining room, kitchen, reception room / bedroom, garden room and ground floor shower room. There are three further bedrooms and a bathroom on the first floor.

There is an opportunity to enhance by undertaking modernisation / improvement works and potential to extend / develop subject to necessary consents being obtained.

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

#### **Locality**

Situated in the increasingly popular hamlet of Pett Level, only a short walk from miles of open shingle beach which extends from the cliffs at Fairlight to a nature reserve at Rye Harbour. Beautiful undulating countryside surrounds the village.

The neighbouring villages of Pett and Winchelsea Beach offer a range of local amenities including supermarket / post office, tea room, butchers, public houses/restaurants and active community halls.

Further shopping, sporting and recreational facilities can be found in the ancient Cinque Port town of Rye and the historic coastal town of Hastings, both of which are only a short drive away.

#### **Entrance Porch**

#### **Hallway**

Stairs to first floor.

#### **Cellar**

Steps descend from the Hallway to two inter- connecting rooms with limited head height.

#### **Room 1**

10'9" x 10'9" (3.3 x 3.3)

#### **Room 2**

10'9" x 10'9" (3.3 x 3.3)

#### **Reception Room / Bedroom**

13'5" x 11'9" max (4.11 x 3.6 max)

Three windows to the front.

#### **Sitting Room**

18'2" x 11'11" (5.55 x 3.65)

A double aspect room with doors to the front and window to the side. Feature fireplace with inset log burner.

#### **Kitchen**

18'5" x 9'11" (5.62 x 3.04)

Fitted with a range of cupboard / drawer base units and matching wall mounted cabinets. Upright unit with oven / grill. Worktop with inset sink and hob. Space for freestanding appliances. Wall mounted boiler. Window to the side.

#### **Dining Room**

14'9" x 11'10" (4.51 x 3.62)

Window to the rear. Accessed from Hallway and kitchen.

#### **Rear Lobby**

Door to garden.

#### **Garden Room**

24'3" x 7'1" (7.4 x 2.16)

Sliding door to garden.

#### **Shower Room**

7'0" x 5'8" (2.14 x 1.74)

Shower cubicle, wash basin and wc.

#### **First Floor**

Stairs rise from the Hallway.

#### **Bedroom**

10'9" x 10'5" max (3.29 x 3.19 max)

Window to the front.

#### **Bedroom**

11'5" x 10'10" (3.48 x 3.32)

Window to the side. Built in wardrobes.

#### **Bedroom**

12'0" x 12'0" (3.68 x 3.66)

Double aspect with windows to the front and side.

#### **Bathroom**

9'1" x 8'2" (2.79 x 2.49)

A coloured suite comprises bath, wash basin and wc. Window to the rear.

#### **Outside**

The garden and grounds are a particular feature, areas of lawn, a variety of mature trees and established shrubs create a parkland feel.

#### **Double Garage**

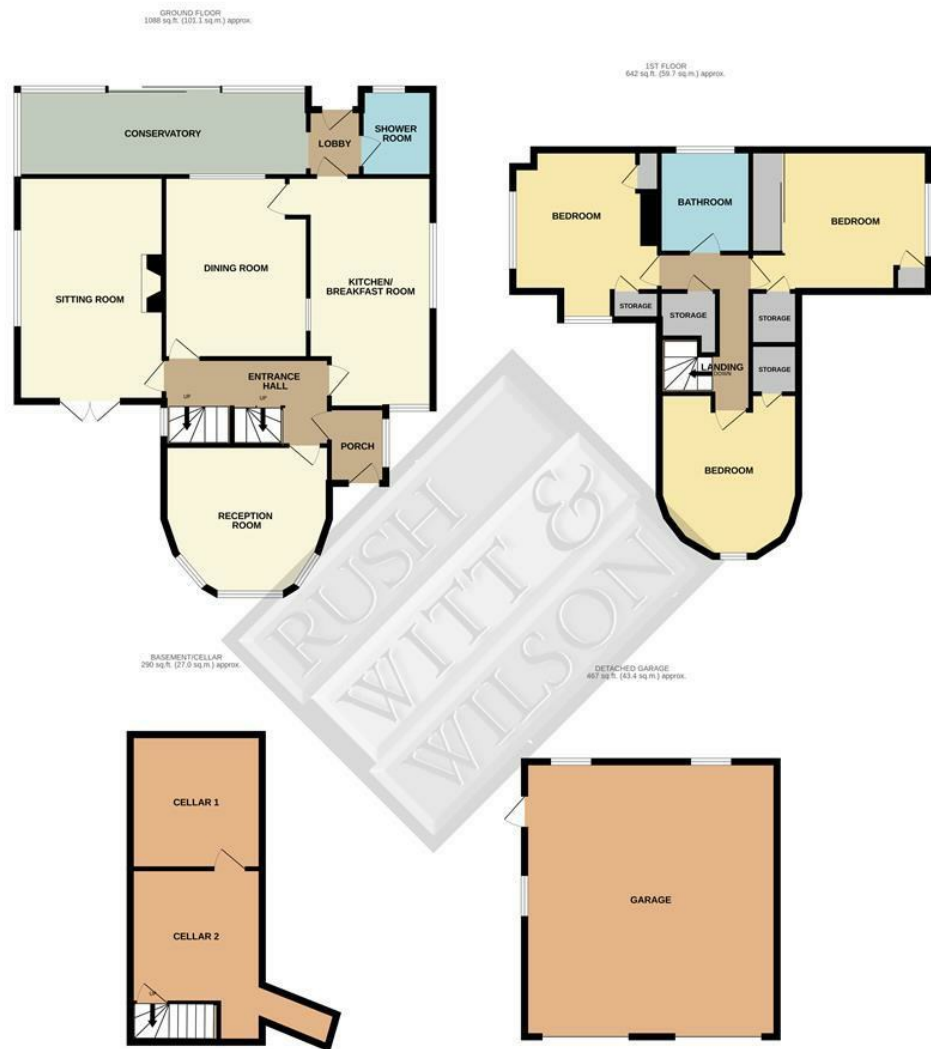
Two sets of double doors to the front. Personal door to the rear.

#### **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.

Council Tax Band F



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TOTAL FLOOR AREA : 2488 sq.ft. (231.2 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 02 (plus) <b>A</b>	
(01-01) <b>B</b>	
(09-00) <b>C</b>	
(07-09) <b>D</b>	
(09-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions 02 (plus) <b>A</b>	
(01-01) <b>B</b>	
(09-00) <b>C</b>	
(05-09) <b>D</b>	
(09-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC



