

**RUSH
WITT &
WILSON**



**1 Sawyers Row, Pett, East Sussex TN35 4AF
Guide Price £375,000**

Rush Witt & Wilson are pleased to offer a substantial attached village home forming part of a small gated development in the popular village of Pett.

The well proportioned and versatile accommodation is arranged over three floors and comprises bedroom with en-suite shower room, further bedroom and family bathroom on the second floor. Open plan living/dining room with adjoining fitted kitchen on the first floor. Two further bedrooms and shower room on the ground floor.

There is a small area of lawned garden to the front and a paved courtyard to the rear. Allocated parking, remotely controlled electric gates and entry system. Offered CHAIN FREE and available for early occupation.

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

Locality

The property is situated in a gated mews in the the heart of Pett, a popular Sussex village with a range of local amenities including a tea room, butchers, public house/restaurant and active community hall.

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

At nearby Pett level there is access to 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, there is a country park at nearby Fairlight as well as many rural walks.

Ground Floor

Hallway

Stairs to first floor.

Bedroom

11'0" x 10'1" (3.36 x 3.08)

Window to the front.

Bedroom

11'8" x 9'2" (3.56 x 2.81)

Window to the rear. Built in wardrobes.

Shower Room

8'9" x 3'6" (2.69 x 1.09)

Shower cubicle, wash basin and wc.

First Floor

Living Room

20'4" x 13'9" max (6.2 x 4.2 max)

Stairs rise from the Hallway. Window to the front and double doors and Juliet balcony. front. Feature fireplace with inset log burner.

Kitchen

10'7" x 9'3" (3.25 x 2.84)

Fitted with a range of traditional style cupboard / drawer base units and matching wall mounted cabinets. Complimenting worktop with inset sink. Upright unit housing fridge / freezer and another with oven / grill.

Window to the rear.

Rear Lobby

Stairs rise to the first floor. Door to southerly facing courtyard garden.

Second Floor Landing

Stairs rise from the rear lobby.

Bedroom

13'9" x 11'9" (4.2 x 3.60)

Window to the front and skylight.

En suite Shower Room

7'1" x 3'9" (2.17 x 1.16)

Shower cubicle, wash basin and wc.

Bedroom

11'10" x 10'6" (3.62 x 3.21)

Window to the rear and skylight. Built in wardrobes.

Bathroom

7'1" x 5'5" (2.18 x 1.66)

A white suite comprising bath, wash basin and wc.

Outside

Small area of sloping lawn to the front and paved terrace.

A wide pathway to the side leads to a southerly facing rear courtyard.

Parking

There are two allocated spaces.

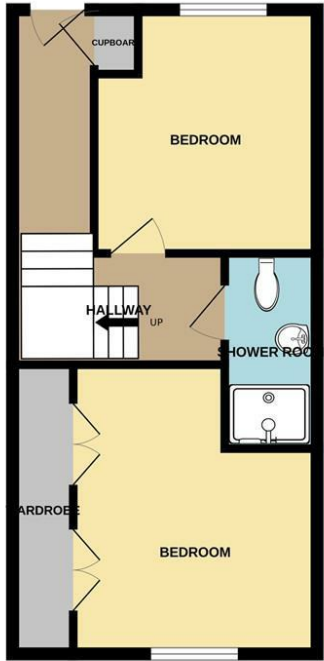
Agents Notes

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 E

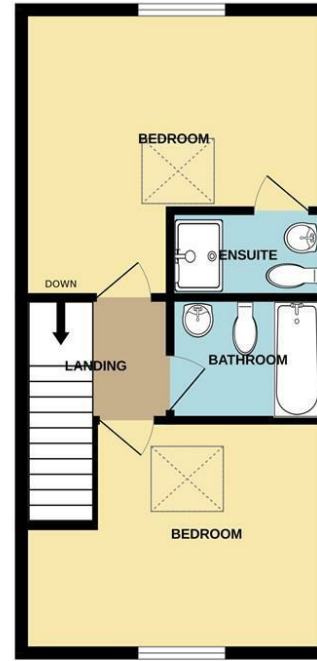
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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
75	86

Very energy efficient - lower running costs
 (92-100) 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 CO₂ emissions
 (92-100) A
 (81-91) B
 (69-80) C
 (55-68) D
 (39-54) E
 (21-38) F
 (1-20) G
 Not environmentally friendly - higher CO₂ emissions
 England & Wales EU Directive 2002/91/EC

