

**RUSH
WITT &
WILSON**



Breanross Pett Road, Pett, East Sussex TN35 4HA
Guide Price £860,000

Located in the charming Pett Village, this stunning detached house offers a perfect blend of modern living and spacious comfort. With its impressive design, this property boasts two reception rooms, study and 4th bedroom on the ground floor ideal for both relaxation and entertaining guests. The heart of the home is a contemporary kitchen opening to a dining room with bifold doors leading onto a raised terrace overlooking the garden. The first floor of this remarkable residence features three generously sized double bedrooms, two of which have an en-suites and the main bedroom has the added benefit of a private balcony. The spacious and light-filled accommodation allows for versatile living arrangements, making it suitable for families or those who enjoy hosting. The property is further enhanced by a detached garage and a driveway, providing secure parking and additional storage options. The Garden is a particular feature arranged over multiple tiers and is beautifully landscaped. There are two raised terraces. The lower garden features raised beds, lawned areas and mixed borders, surrounded by hedging. There is also a cedar greenhouse with light and power, plus a summerhouse. This home is not only a sanctuary of comfort but also a gateway to the beautiful surroundings of Hastings & Rye. With its blend of modern amenities and charming location, this detached house is a rare find and a wonderful opportunity for anyone seeking a new home.



Locality

The property is situated in the heart of Pett, a popular Sussex village with a range of local amenities include a tea room, butchers, public house/restaurants and an 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.

Entrance Hall

15'max x 11'7 max (4.57mmax x 3.53m max)
Under stairs storage, open staircase rising to the first floor, doors off to the following:

Living Room

18'5x 13'10 (5.61mx 4.22m)
Large bay window overlooking garden, log burner.

Shower Room

7'x 4'10 (2.13mx 1.47m)
Walk in shower, low level wc, hand wash basin, heated towel rail, underfloor heating.

Dining Room

11'10 x 11'7 (3.61m x 3.53m)
Bi-folding doors to rear providing elevated views over the garden and access onto a raised terrace area, opening to:

Kitchen/Breakfast Room

16'11x 13'4 (5.16mx 4.06m)
Double aspect with windows to rear and double glazed door to side providing access to a raised terrace area, modern range of base units with built in hob and extractor above, sink unit with side drainer, Neff double oven, breakfast bar with additional storage, door leading through to:

Utility Room

11'8 narrowing to 7'8 x 13'4 (3.56m narrowing to 2.34m x 4.06m)
Window to front, door to side providing access to the driveway, matching base units to the kitchen, integrated Miele dishwasher, space and plumbing for washing machine, space for tumble dryer, sink with side drainer, space for freestanding fridge/freezer.

Bedroom Four

16'1 x 10'3 (4.90m x 3.12m)
Windows to front.

Study

11'6 x 6'1 (3.51m x 1.85m)
Double aspect with window to the front and side.

First Floor

Landing

Doors off to the following:

Bedroom One

16'5 x 10' (5.00m x 3.05m)
Window to side, sliding doors providing views and access onto an external balcony, double built in wardrobes, door leading through to:

En-Suite

7'10 x 6'7 (2.39m x 2.01m)
Window to front, bath with shower over, low level wc, wash hand basin, heated towel rail, underfloor heating.

Family Bathroom

7'7 x 6'8 (2.31m x 2.03m)
Window to side, bath, low level wc, wash hand basin, heated towel rail, underfloor heating.

Bedroom Two

13'6 x 11'2 (4.11m x 3.40m)
Window to rear, door leading through to:

En-Suite

7'7 x 6'5 (2.31m x 1.96m)
Window to rear, walk in shower, low level wc, wash hand basin, heated towel rail, storage cupboard, underfloor heating.

Bedroom Three

12' x 9'4 (3.66m x 2.84m)
Window to front.

Outside

Front Garden

Area of lawn, driveway providing off road parking for multiple vehicles, side access to the rear garden.

Garage

8'1" x 17'11" (2.48 x 5.47)
Up and over door, courtesy door to rear, power connected.

Rear Garden

The garden is of a good size and enjoys a southerly aspect, arranged over tiered sections with an array of seasonal shrubs and plants, there are raised terraces and areas of lawn, greenhouse, outbuildings.

Agents Note

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

Underhouse Storage

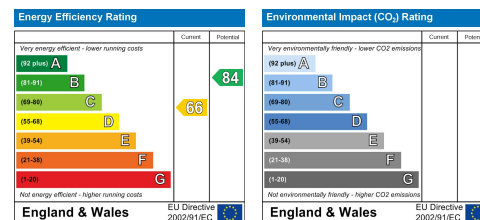
With light and power connected.

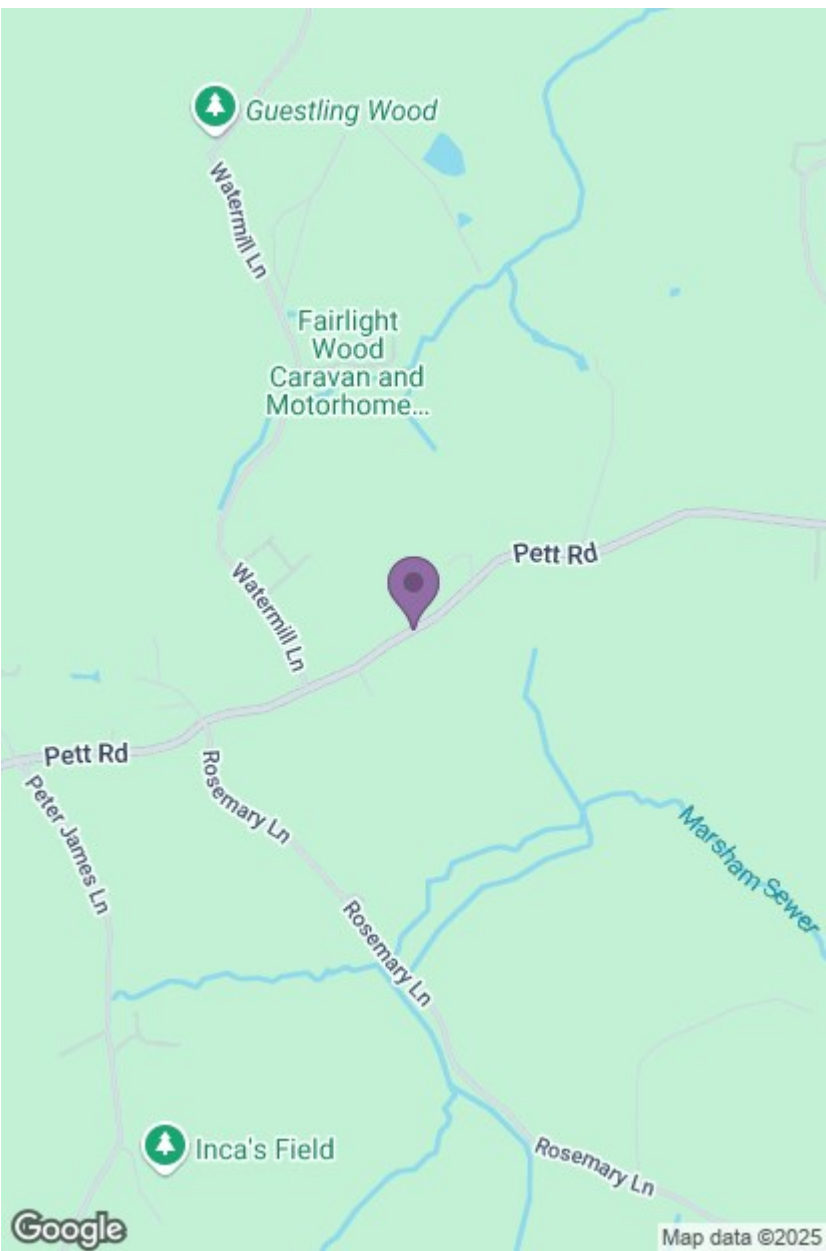




TOTAL FLOOR AREA : 2109 sq.ft. (195.9 sq.m.) approx.

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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