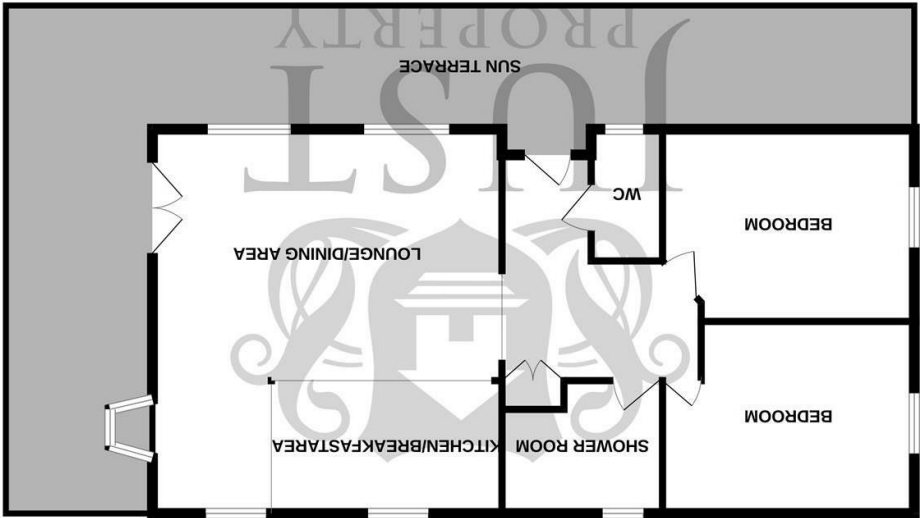




While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. The floorplans are for guidance only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plans may differ slightly from the actual property.



GROUND FLOOR



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Trewella Lodge, Marsham Brook Lane, Pett Level, TN35 4HF

FLOORPLANS



Trewella Lodge, Marsham Brook Lane, Pett Level, TN35 4HF



£300,000





Freehold

£300,000



ROOM DIMENSIONS

Front Door	Summer House
Entrance Hall	Utility Shed
Open Plan Lounge/Dining Area 19'5" x 15'3" (5.92 x 4.67)	
Kitchen / Breakfast Area	
Bedroom 11'6" x 9'6" (3.51 x 2.92)	
Bedroom 11'6" x 9'6" (3.51 x 2.90)	
Shower Room/W.C 8'0" x 6'9" (2.44 x 2.06)	
Separate W.C	
Off Road Parking	
Private Garden	
Storage Shed	

PROPERTY DETAILS

CHAIN FREE

Tucked away down a peaceful private lane just 300 metres from the unspoilt, tranquil beach of Pett Level, Trewella Lodge offers a unique and luxurious holiday experience. Situated within its own large, secluded private garden, this recently and beautifully refurbished property meets high standards of comfort and accessibility. Designed with excellent wheelchair access, including a spacious decked veranda, Trewella Lodge comfortably accommodates up to six guests. This rare and unique property sits in its own Freehold plot and will be sold fully furnished.

Ideally located near the historic towns of Rye and Hastings, this family friendly destination offers both convenience and charm. The open-plan layout features a 19'5" x 15'4" lounge/diner with triple aspect windows and vaulted ceilings, seamlessly connecting to the kitchen area which includes Bosch integrated dishwasher, fridge and a Zanussi double oven with induction hob. There is also an integrated wine chiller. The entrance hallway leads to two double bedrooms, a separate cloakroom and beautifully appointed shower room which includes a further WC. There is also a delightful summer house in the grounds and useful utility shed (with both plumbing and power). Trewella Lodge is a wonderful opportunity to secure a large and impressive dwelling, suitable as a second/holiday home and investment opportunity.

The fully enclosed level gardens boast a raised decked area, perfect for outdoor relaxation together with a secluded designated space for a hot-tub. Trewella Lodge benefits from its own private drive with parking for two vehicles and additional hardstanding inside the garden behind the double gates. The property benefits from private drainage. Holiday Lodge on it's own Freehold Plot - cash or specialist mortgage as a traditional mortgage may not be available

This lodge is licensed for occupation from 1st March to 14th January each year. The length of stay is not limited W3W staple/raves/baths.

FEATURES

- Holiday Lodge on it's own Freehold Plot - cash or specialist mortgage as a traditional mortgage may not be available
- Two Double Bedrooms
- Open Plan Living Room
- Fitted Kitchen Area
- Wheelchair Accessible
- Private Garden
- Off Road Parking
- Fully Furnished
- 46 Weeks Occupancy Per Annum - An extension of the licence can be applied for to obtain 50 weeks per annum
- 2nd Home SDLT premium does not apply



Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.