

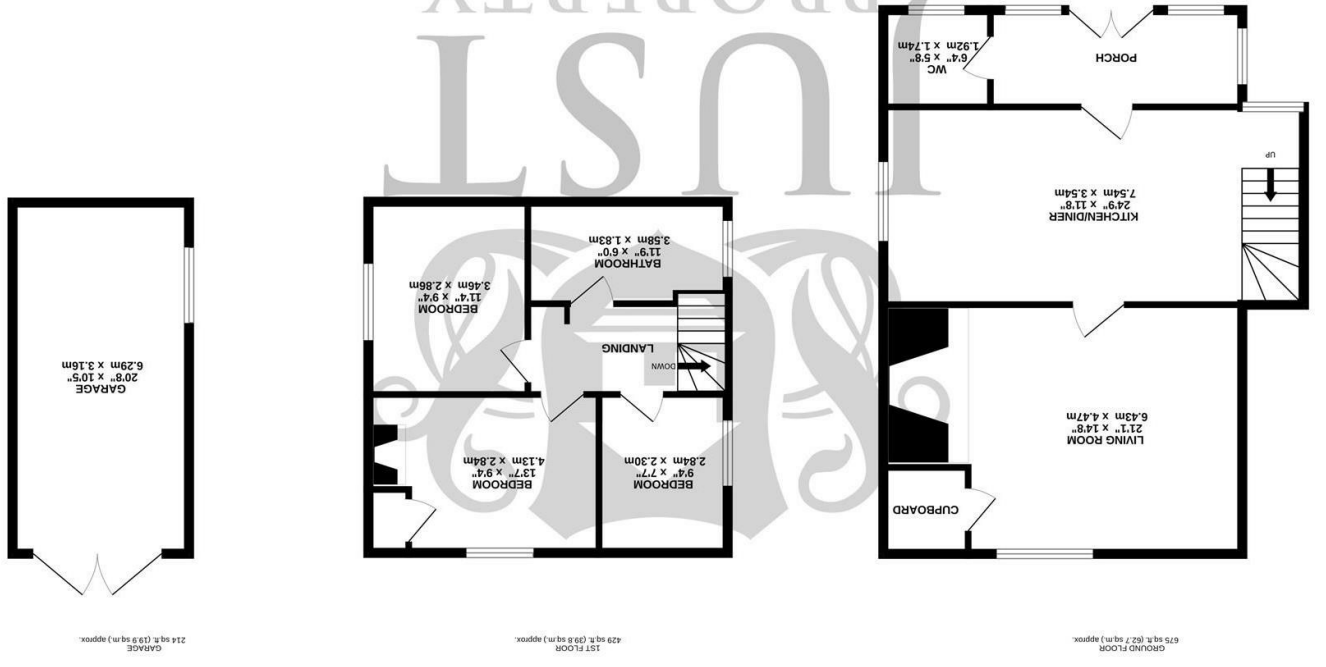
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, doors and any other items are approximate and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operating efficiency can be given. Made with Metropack ©2024

England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	(1-20)
	(21-30)
	(31-40)
	(41-50)
	(51-60)
	(61-70)
	(71-80)
	(81-90)
	(91-100)
Very energy efficient - lower running costs	(92 plus)
Current	Potential

Energy Efficiency Rating

55

77



FLOORPLANS

2 Rock House Pett Road, Pett, TN35 4HA



www.justproperty.net



3 Bedrooms 2 Receptions 1 Bathrooms 850.35 sq ft

Freehold

£425,000

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PROPERTY DETAILS

CHAIN FREE

A charming and character-filled three-bedroom period cottage, situated in the desirable village of Pett. This delightful home is perfectly positioned close to scenic countryside and woodland walks, as well as local amenities including the village butcher, hairdresser/tea room, and two traditional public houses.

Set back from Pett Road, the property offers well-proportioned accommodation, featuring a spacious 20'2 x 9'8 kitchen/diner, a convenient downstairs cloakroom, and a 13'3 x 11'4 sitting room with a striking Inglenook open fireplace, creating a cosy focal point. Upstairs, the first floor comprises three bedrooms and a family bathroom/WC.

Externally, the property benefits from a private driveway providing off-road parking, a detached garage/studio/workshop measuring 17'2 x 8'7, and beautifully maintained formal gardens, complete with established flower and shrub beds. The garden also enjoys picturesque views towards Fairlight and Fairlight Church.

Additional benefits include gas-fired central heating, and the property is offered to the market chain-free with vacant possession.

Viewings are highly recommended through sole agents, Just Property, to fully appreciate the character and potential of this charming cottage.

Agents note - Please note, bedroom three includes a Flying Freehold that extends over part of the bathroom in 1 Rock House.



ROOM DIMENSIONS

Front Door

Double Glazed Sun Room
9'3" x 4'7" (2.82m x 1.42m)

Downstairs W.C
4'11" x 3'2" (1.52m x 0.97m)

Kitchen/Diner
19'7" x 9'6" (5.97m x 2.92m)

Living Room
16'2" x 11'5" (4.95m x 3.48m)

Stairs To Landing

Bedroom
10'5" x 10'2" (3.18m x 3.12m)

Bedroom
11'6" x 9'6" (3.51m x 2.90m)

Bedroom
11'6" x 8'7" (3.51m x 2.62m)

Bathroom

9'10" x 6'7" (3.02m x 2.03m)

Garden

Driveway

Detached Garage / Studio

FEATURES

- CHAIN FREE
- Three Bedrooms
- Semi Detached Period Property
- Highly Desirable Pett Village Location
- Great Countryside Views
- Detached Garage / Games Room
- Off Road Parking
- Beautiful Internal Condition

