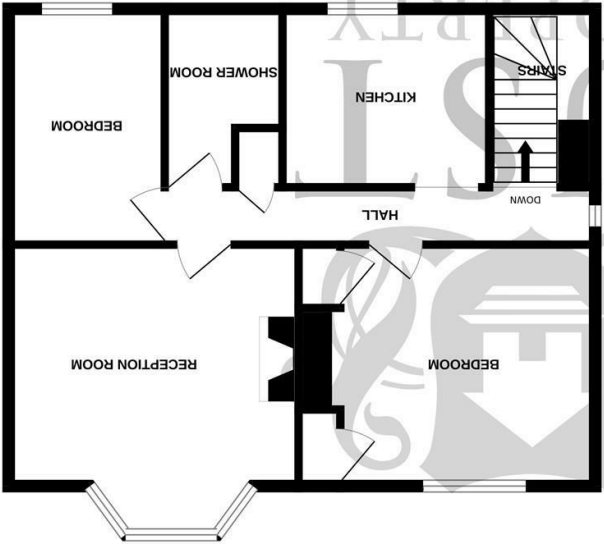


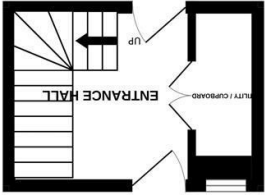


While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as such 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. Made with Metropix 5/2025

England & Wales		
EU Directive 2002/91/EC		
Not energy efficient - higher running costs		
	G	(1-20)
	F	(21-30)
	E	(31-40)
	D	(41-50)
	C	(51-60)
	B	(61-70)
	A	(71-100)
Very energy efficient - lower running costs		
Energy Efficiency Rating		
Potential	Current	
	72	73



FIRST FLOOR



GROUND FLOOR



www.justproperty.net

3 Glebe Cottages Elms Lane, Pett, TN35 4JD

## FLOORPLANS



2 Bedrooms 1 Receptions 1 Bathrooms 688.89 sq ft

3 Glebe Cottages Elms Lane, Pett, TN35 4JD

Leasehold

£249,950







2 Bedrooms



1 Reception



1 Bathrooms



688.89 sq ft

## PROPERTY DETAILS

An extremely well-presented and recently refurbished two-bedroom apartment, forming part of this purpose-built block within the favoured village of Pett, being close to countryside and coastal walks, with Pett Level beach approximately one mile away.

The accommodation includes a private front door, a bay-fronted sitting room with a wood burner, a re-fitted kitchen with built-in appliances, a utility/store room, and a re-fitted shower room/WC with a double shower cubicle. The property has a private rear garden enjoying a south-westerly aspect, and there are also far-reaching countryside views. Further benefits include a personal door giving access to the rear garden, new floor coverings, gas-fired central heating, and double glazing.

The front and rear gardens are a particular standout feature, as these have just been renovated to a high standard to maximise the space and countryside views.

There is a 125-year lease from January 2001, with the service charge being approximately £79 per calendar month. As well as being a lovely home for someone, this is also an ideal second or weekend home in a much sought-after village. Viewing strictly by appointment.

W3W Location - [///pods.brisk.describe](https://pods.brisk.describe)

## ROOM DIMENSIONS

Private Entrance Door

Reception Lobby

Utility/Store Room

First Floor

Sitting Room

14'5" x 13'6" (4.4 x 4.14)

Kitchen

9'1" x 7'9" (2.78 x 2.38)

Bedroom

10'11" x 10'3" (3.33 x 3.14)

Bedroom

10'11" x 7'5" (3.33 x 2.26)

Shower Room/W.C

7'8" x 5'2" (2.36 x 1.59)

Rear Garden

Front Garden

## FEATURES

- First Floor Apartment
- Complete Redecoration
- Two Bedrooms
- Re-fitted Kitchen
- Re-fitted Shower Room
- Private Rear Garden
- South-Westerly Aspect
- Sought After Village Location

