

**RUSH
WITT &
WILSON**



**Brambles Pannel Lane, Pett, East Sussex TN35 4JB
Offers In Excess Of £750,000 - Freehold**

**Rush Witt & Wilson are pleased to offer a substantial detached village house in a favoured lane location. The spacious and versatile accommodation will appeal to a variety of buyers and is arranged over two floors. On the ground floor you have a generous living room with adjoining family room/snug, dining room, kitchen/breakfast room with adjoining utility room, bedroom and wet room. On the first floor a bedroom suite incorporating a dressing area and an en-suite bathroom, two further bedrooms and a family bathroom. The property sits on a generous plot and the mature gardens are a particular feature incorporating areas of managed lawn interspersed with a variety of mature trees and shrubs, there is a substantial outbuilding / barn which is considered suitable for a variety of purposes, subject to any necessary consents.
For further information and to arrange a viewing please contact our Rye office 01797 224000.**



Locality

The property occupies a lane location in 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 Porch

Door to:

Reception Area

Window to the side, cloaks cupboard and stairs to first floor. Lobby with access to:

Bedroom

12'10 x 10'3 (3.91m x 3.12m)

Window to the side.

Wet Room

9'7 x 6'5 (2.92m x 1.96m)

Shower area, pedestal wash basin, low level wc, window to the side (accommodation considered ideal for dependant relative).

Dining Room

13' x 10'6 (3.96m x 3.20m)

Window to the front, multi panel glazed double doors leading to:

Living Room

19'4 x 17'1" (5.89m x 5.21m)

Window and double doors to the side opening to paved terrace and garden, further window to the rear, impressive Inglenook style fireplace, connecting door to:

Family Room/Snug

12'1 x 9'8 (3.68m x 2.95m)

Light and airing triple aspect room with window to one side, double doors to the other and a further window to the rear.

Kitchen/Breakfast Room

14'4 x 13' (4.37m x 3.96m)

Accessed from the dining room Fitted with a range of traditional style cupboard and drawer base units with matching wall mounted cupboards, complimenting work surface with inset four burner gas hob with oven beneath, inset sink, integrated dishwasher, Rayburn range, window to both front and rear, connecting door to the utility room.

Utility Room

Fitted with a range of units to match the kitchen, upright shelved storage unit, space and plumbing for washing machine and space for further free standing appliances, door to the rear leading to terrace and garden.

First Floor

Landing

Part galleried landing with stairs rising from the reception hallway, windows to the front and side, access to loft space, deep shelving airing cupboard housing water cylinder, doors off to the following:.

Bedroom Suite

20' x 14'8 (6.10m x 4.47m)

Two windows to the side, built-in wardrobes and also a dressing area.

En-Suite Bathroom

11'6x 7'10 (3.51mx 2.39m)

Window to the side, bath, pedestal wash hand basin, wc and separate shower.

Bedroom

14'4 x 13' (4.37m x 3.96m)

Window to the front, built-in wardrobe and dressing table.

Bedroom

10'7 x 7'10 (3.23m x 2.39m)

Window to the side.

Bathroom

8'10 x 6'2 (2.69m x 1.88m)

Bath with mixer tap and shower screen over, pedestal wash basin and wc, window to the front.

Outside

Gardens

A drive rises from Pannel Lane passing in front of the property and leading to a large gravelled parking area which also gives access to a detached barn/garage. There is an area of lawned garden to the right hand side bordered by mature hedging, the majority of the garden extends to the left of the property incorporating a paved terrace, area of formal lawn bordered by mature trees, this then continues to a further secluded area of garden predominately grassed with a variety of shrubs and trees.

Detached Barn/Garage

40'4 x 13'5 (12.29m x 4.09m)

Double doors and windows to the front, light and power connected and is considered suitable for a variety of purposes subject to any necessary consents being obtained.

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 – G

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.

The property is responsible for a share of maintenance costs of communal areas, details on request.



GROUND FLOOR
1222 sq.ft. (113.5 sq.m.) approx.



1ST FLOOR
818 sq.ft. (76.0 sq.m.) approx.

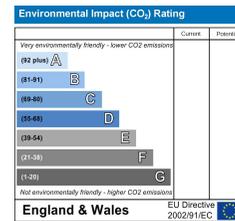
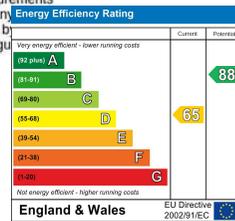


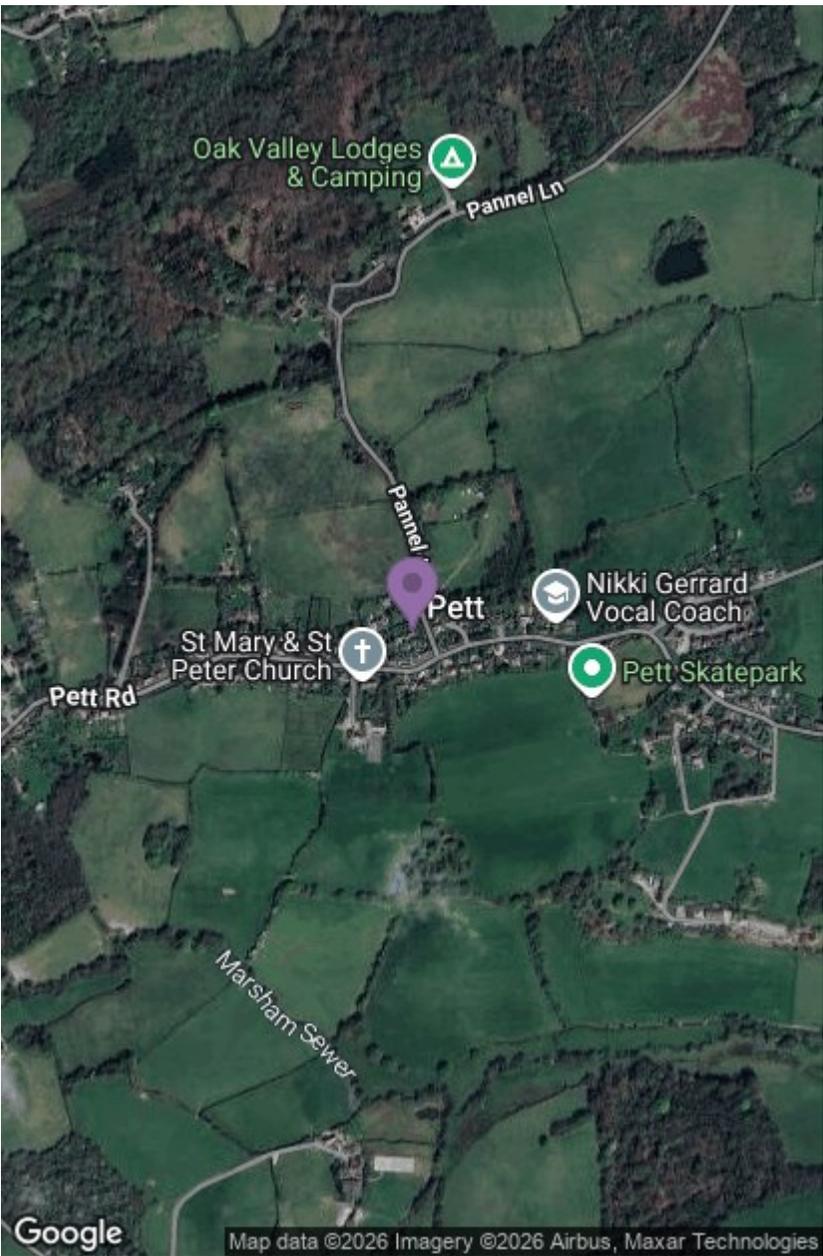
DETACHED BARN/
GARAGE
591 sq.ft. (54.9 sq.m.) approx.



TOTAL FLOOR AREA : 2630 sq.ft. (244.4 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 omission or mis-statement. This plan is for illustrative purposes only and should be used as such by a 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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