

**RUSH
WITT &
WILSON**



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9 Rectory Park, Pett, East Sussex TN35 4EU
Guide Price £550,000 Freehold

*****GUIDE PRICE £550,000 - £575,000***** Rush Witt & Wilson are delighted to present this beautifully appointed detached family home, enviably positioned in the heart of the highly sought-after village of Pett. Enjoying delightful far-reaching views and just a short walk from the village store, post office and regular bus services, this impressive home offers the perfect blend of village charm and modern family living. The spacious and well-planned accommodation is arranged over two floors and comprises a welcoming entrance hall, a generous bay-fronted living/dining room, a stunning kitchen/breakfast room, separate utility room, a recently refitted shower room/WC and a versatile fourth bedroom, ideal as a guest room, home office or playroom.

The first floor offers three well-proportioned bedrooms, including an excellent principal bedroom which enjoys fantastic countryside views and benefits from an en-suite shower room. A contemporary family bathroom completes the first-floor accommodation. Outside, the property is complemented by beautifully maintained front and rear gardens, providing a high degree of privacy and seclusion, while a substantial driveway offers ample off-road parking for multiple vehicles. Further benefits include double glazing throughout and gas-fired central heating. Properties of this quality in such a desirable village location are rarely available, and early internal viewings are highly recommended via the appointed sole agents, Rush Witt & Wilson.









Floor 0



Floor 1



Approximate total area⁽¹⁾

110.5 m²

1189 ft²

Reduced headroom

1.4 m²

15 ft²

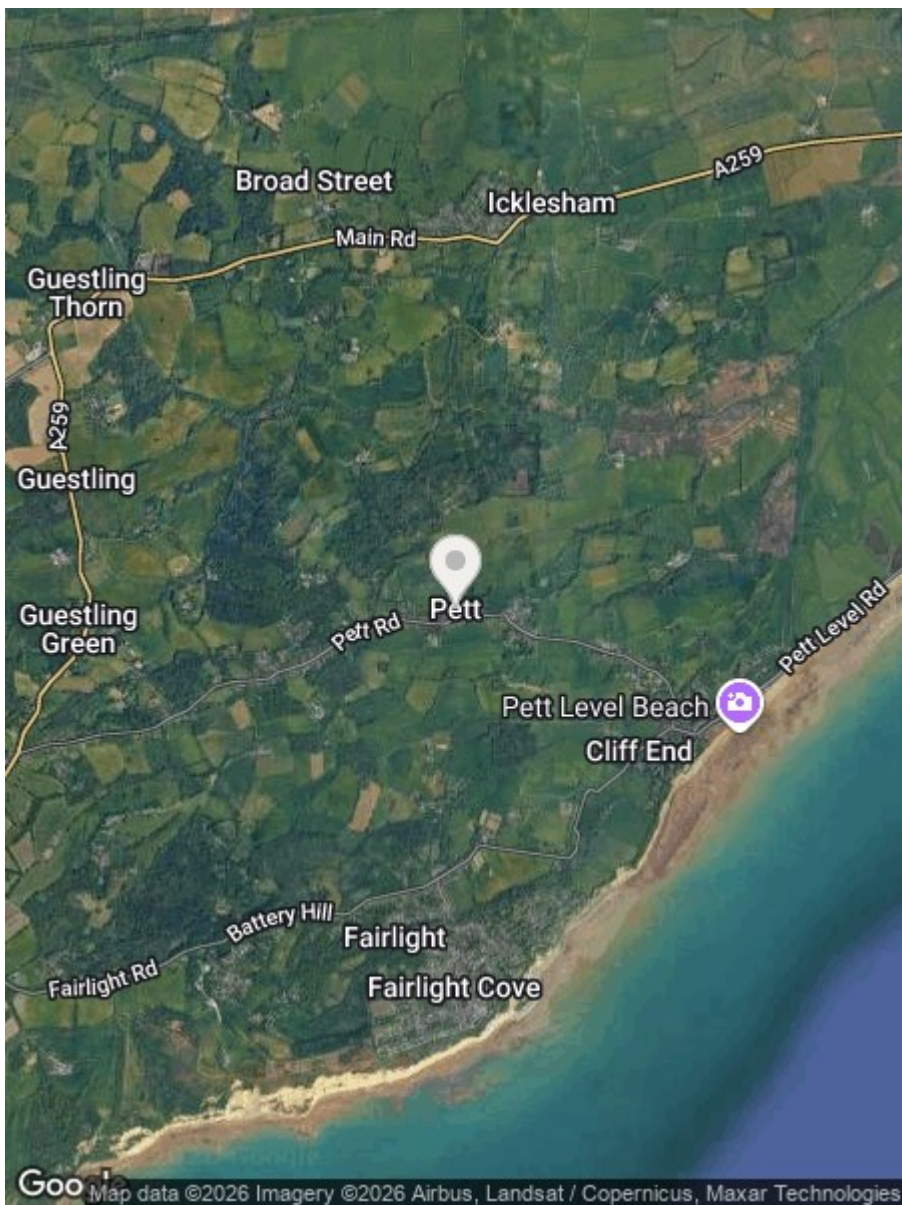
(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Council Tax Band - E

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
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