

**RUSH  
WITT &  
WILSON**



**Marlon Pett Road, Hastings, TN35 4EY**  
**Price Range £600,000**

**BEAUTIFUL VILLAGE HOME WITH RURAL VIEWS ACROSS FAIRLIGHT VALLEY - PRICE RANGE £600,000 - £625,000**

**Rush Witt & Wilson are pleased to offer a well presented detached bungalow.**

**The spacious and versatile accommodation which will appeal to a variety of buyers, there is a generous open plan living room and adjoining dining room with direct access onto a real gem of a garden, a modern fitted kitchen, three double bedrooms, one with an en-suite bathroom and a further shower room.**

**Suitable for family occupation and potential for two of the bedrooms to be used as annex style accommodation.**

**Attached garage and driveway parking.**

**The property occupies an elevated position with a southerly facing rear garden enjoying far reaching rural views.**

**For further information and to arrange a viewing please contact our Rye Office 01797 224000.**



## Locality

The property is situated in the heart of Pett, a popular Sussex village with a range of local amenities, including 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 Ports Town of Rye and the coastal historic 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

9'2 x 3'8 (2.79m x 1.12m)

Two built in cupboards, tiled floor, glazed panelled door leading through to:

## Reception Area

13'8 x 10'11 (4.17m x 3.33m)

Currently used as a study area. Doors off to the following:

## Bedroom

16'11 x 11'11 max (5.16m x 3.63m max)

Box bay window to the rear enjoying views over the garden and countryside beyond, door leading through to:

## En-Suite Bathroom

16'11 x 11'11 (5.16m x 3.63m)

Suite comprising panel enclosed bath, shower, low level wc, wash hand basin, generous wall tiling, heated towel rail, obscure glazed window to the rear elevation.

## Bedroom

16'5 x 10' max (5.00m x 3.05m max)

Window to the front elevation.

## Inner Hallway

Doors off to the following:

## Living Room

15'8 x 17' (4.78m x 5.18m)

Log burner, two archways connecting to:

## Dining Room

17'4 x 7'6 (5.28m x 2.29m)

Sliding doors to the rear elevation with views and access onto the terrace and garden, tiled floor.

## Kitchen

12' x 11'8 (3.66m x 3.56m)

Fitted with a range of modern cupboard and drawer base units including deep pan drawers, upright shelved units, upright unit housing oven and grill, integral dishwasher, matching wall mounting cabinets, worktop surface with inset sink, inset hob with extractor canopy above, deep shelved cupboard housing wall mounted gas fired boiler, door leading through to:

## Utility/Lobby

6'10 x 3'11 (2.08m x 1.19m)

Space and plumbing for washing machine, connecting door through to the dining room, glazed panelled door with access onto the side.

## Bedroom

15'7 x 10'11 (4.75m x 3.33m)

Double aspect with windows to the front and side elevations.

## Shower Room

8'6 x 5'11 (2.59m x 1.80m)

Shower cubicle, pedestal wash hand basin, low level wc, tiled floor and walls, obscure glazed window to the side elevation.

## Outside

### Front Garden

Hardstanding providing off road parking for a number of vehicles, small area of garden, gated pathway to either side of the property.

### Garage

Up and over door to the front.

### Rear Garden

South facing garden with a paved terrace abutting the rear of the property, gentle sloping lawned garden bordered by established beds containing a variety of shrubs, plants and seasonal flowers.

## Agents Note

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).

2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

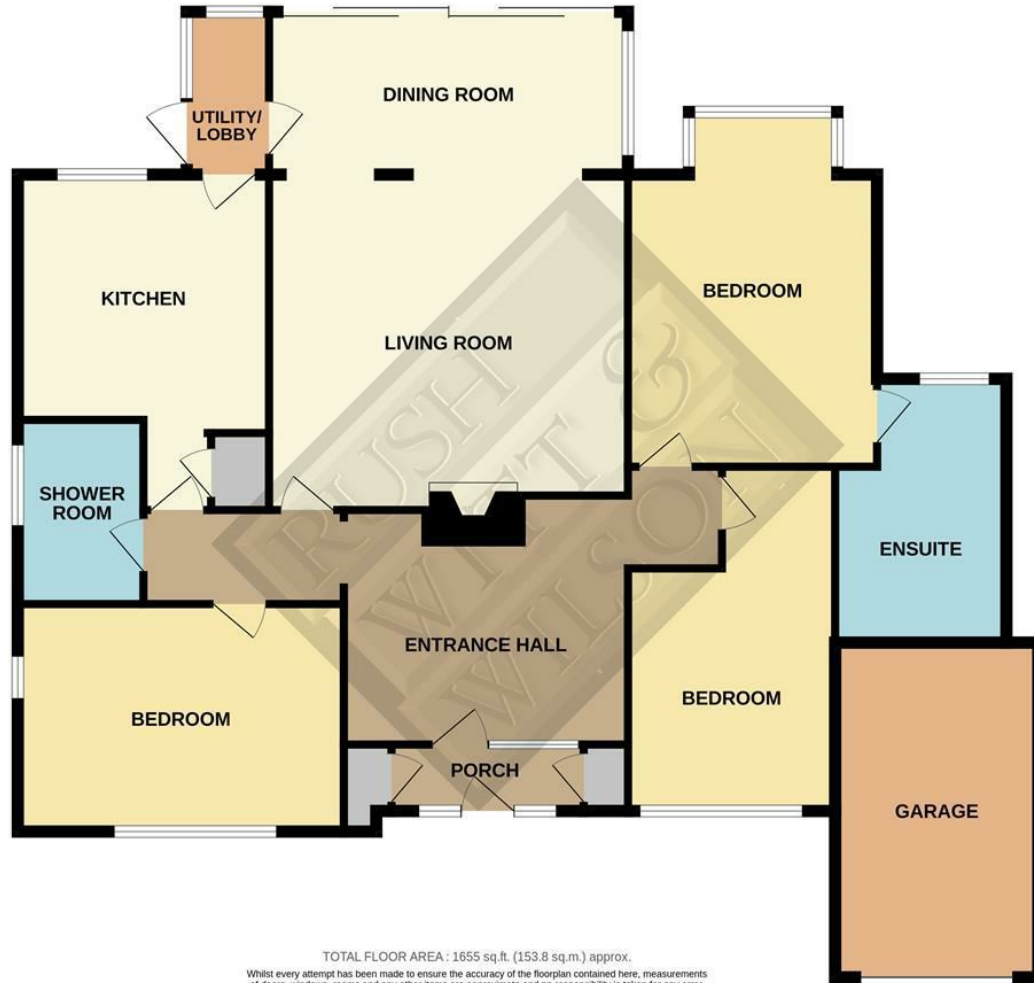
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4. VAT: The VAT position relating to the property may change without notice.

5. To find out how we process Personal Data, please refer to our [Group Privacy Statement](https://rushwittwilson.co.uk/privacy-policy) and other notices at <https://rushwittwilson.co.uk/privacy-policy>



GROUND FLOOR  
1655 sq.ft. (153.8 sq.m.) approx.

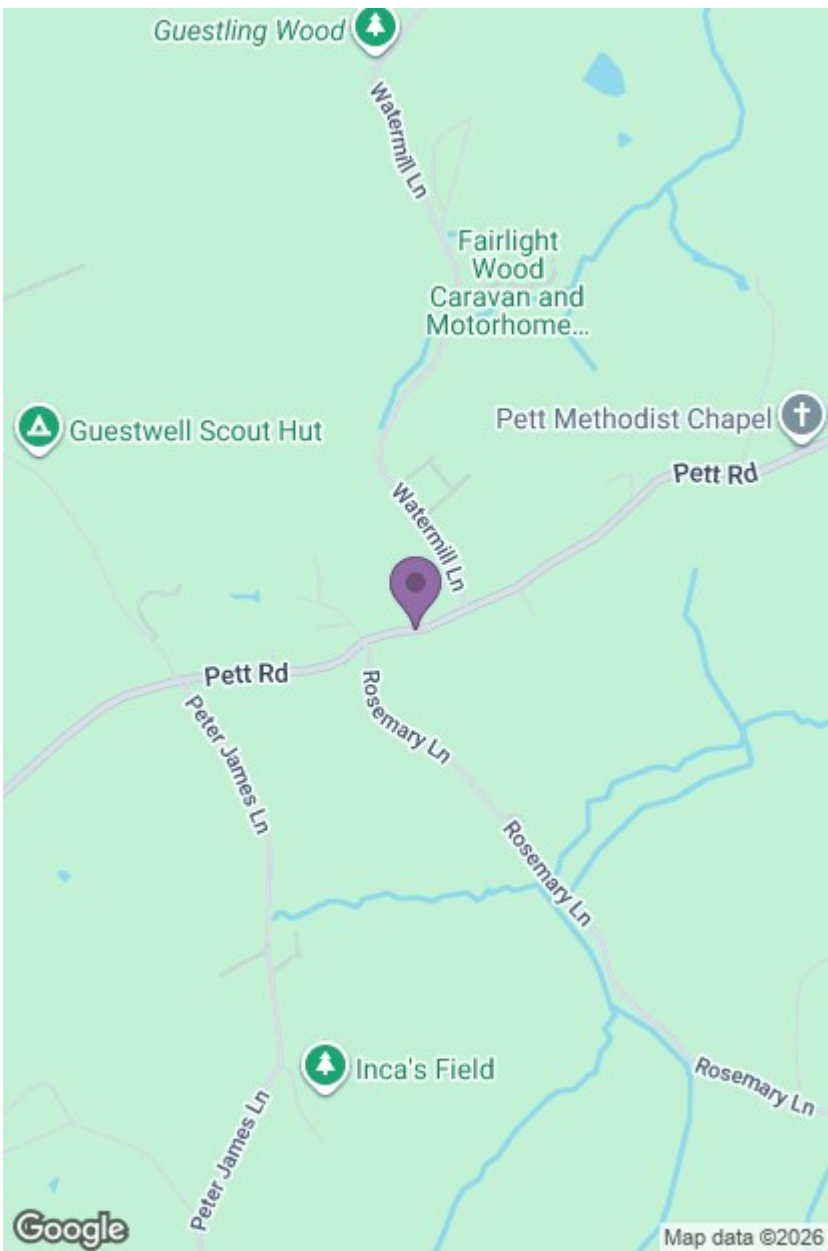


TOTAL FLOOR AREA : 1655 sq.ft. (153.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative 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.  
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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			
		69	80
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 plus) A			
(61-81) B			
(49-60) C			
(35-48) D			
(19-34) E			
(1-34) F			
(1-30) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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