

**RUSH
WITT &
WILSON**



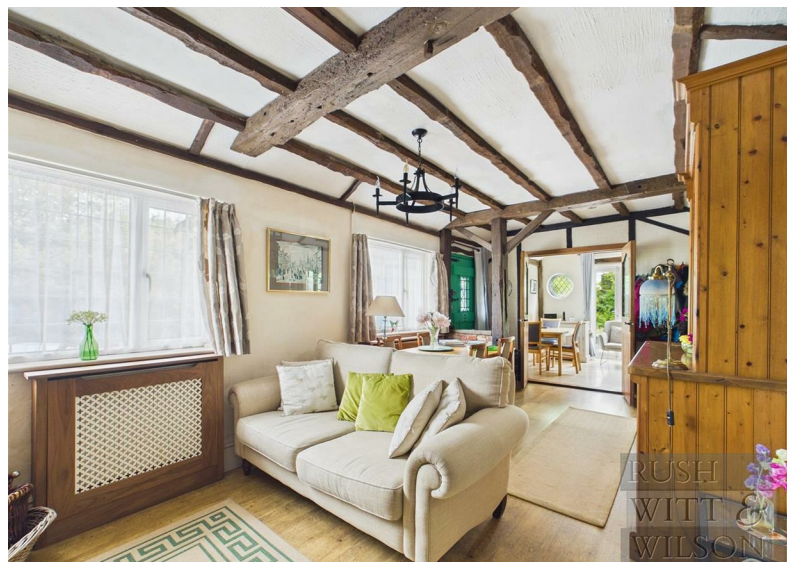
Catherine Cottage Pett Level Road, Pett Level, East Sussex TN35 4EH
Price Range £500,000 - FREEHOLD

DETACHED CHARACTER HOME JUST A FEW MINUTES WALK TO THE BEACH - PRICE RANGE OF £500,000 - £550,000

Rush Witt & Wilson are delighted to offer this unique detached property, with spacious and versatile accommodation, which will appeal to a variety of buyers. The property is arranged over two floors on the ground floor a sitting/dining room with inglenook style fireplace triple aspect kitchen/breakfast room with direct access to the side garden. The hallway leads to the main bedroom with en-suite shower room, a further bedroom/home office and a family bathroom. The stairway leads to the first floor, with a generous landing and living area which is a light and airy space with sliding doors opening on to a spacious seating area. It is surrounded by a variety of flowering trees and shrubs, with steps leading to the top terrace. Two further bedrooms and an additional bathroom are also on this floor.

The outside space incorporates a private part walled garden to the side and the split-level terraces to the rear. The large upper terrace is the perfect space to entertain during the summer months and has views across to the sea. Back on the ground floor, there is a further area of garden giving access to a garage which is en-bloc and a dedicated off-road parking space.

This characterful property is situated in Pett Level and a short walk from miles of open shingle beach extending from the cliffs at Fairlight to Rye Harbour nature reserve. The neighbouring villages of Pett, Fairlight and Winchelsea Beach offer a range of local amenities including a newly re-opened convenience store, Co-op supermarket and post office, tearoom, farm shop, butchers, public houses, café/restaurants and active community halls. Further shopping, sporting and recreational facilities are in the Cinque Port town of Rye and the historic coastal town of Hastings; both of which are only a short drive away. Pett Level is surrounded by the beautiful 1066 countryside and the Saxon Shore Way.





Sitting/Dining Room

19'7 x 9'9 (5.97m x 2.97m)

Kitchen/Breakfast Room

9'7 x 19'10 (2.92m x 6.05m)

Bathroom

8' x 5'9 (2.44m x 1.75m)

Hallway

2'7 x 3'6 (0.79m x 1.07m)

Bedroom

7'8 x 17'5 (2.34m x 5.31m)

En-Suite

6'8 x 4'4 (2.03m x 1.32m)

Bedroom/Office

7'10 x 8'9 (2.39m x 2.67m)

First Floor

Landing

15'9 x 6'4 (4.80m x 1.93m)

Living Room

15'10 x 15'6 (4.83m x 4.72m)

Bedroom

15'3 x 8'10 (4.65m x 2.69m)

Bedroom

9'9 x 15'6 (2.97m x 4.72m)

Bath/Shower Room

8' x 8'10 (2.44m x 2.69m)



Agents Note

Council Tax Band - D

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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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 and other notices at <https://rushwittwilson.co.uk/privacy-policy>





Floor 0



Floor 1



Approximate total area^m

145.4 m²

1564 ft²

Reduced headroom

8.7 m²

93 ft²

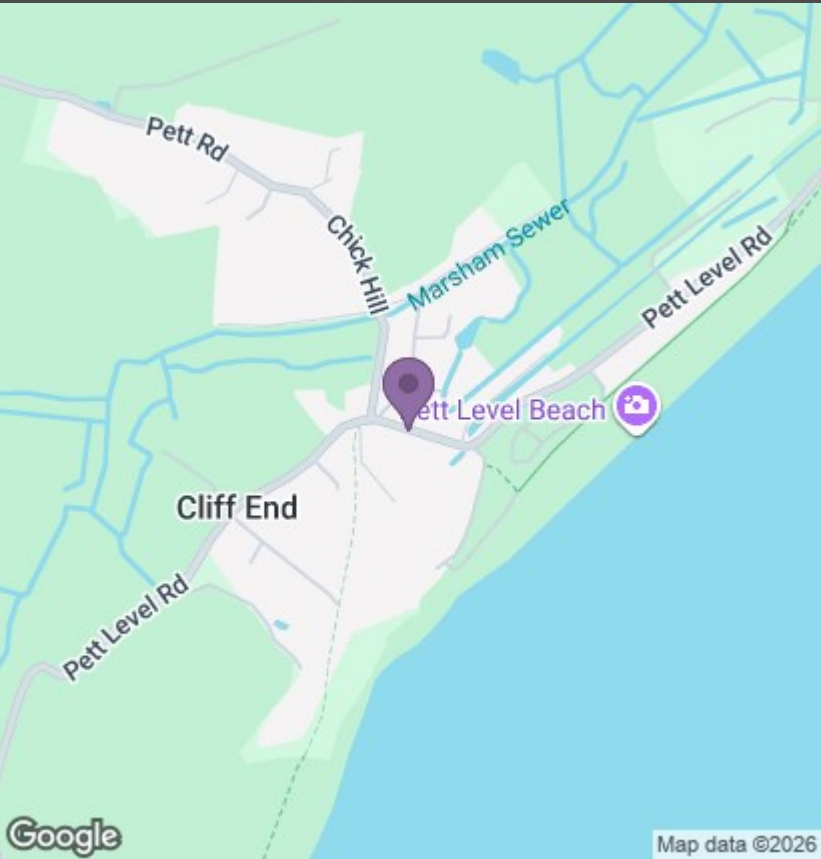
(1) Excluding balconies and terraces

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.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	74	
(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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales EU Directive 2002/91/EC



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