PHILLIPS & STUBBS



coastal + COUNTRY







The property is situated in the village of Pett and enjoys widespread southerly views across adjoining open countryside towards Fairlight Church, the Firehills and sea in the distance. In the vicinity are spectacular cliff top walks, local nature reserve and bird sanctuary. Hastings Country Park Nature Reserve, stretching from Hastings to Cliff End, Pett Level where it gives access to the beach, is a unique 660 acre area of maritime sandstone cliff with a cliff top area of grassland and heath, woodland, glens covered with gorse and spectacular walks. To the east is the Ancient Town and Cinque Port of Rye (approx. 6 miles), famed for its historical associations, medieval fortifications and cobbled ways. The town offers a range of local shops, restaurants, schools for all ages and train services on the Eastbourne to Ashford branch line with high speed connections to London (37 minutes). Westward is Hastings (approx. 5 miles) with its seafront promenade, fishing fleet, Old Town and Priory Meadow shopping center.

Ground floor
Front door into an entrance lobby with inner door through to the main entrance hall. The living room has a coal effect gas fire, large picture window overlooking the garden and beyond. The dining/garden room is partly vaulted with a glazed gable end with doors out to the garden. An open tread staircase rises to the first floor with a study area beneath.

The kitchen is fitted with a good range of base and wall mounted units with space for a gas Range style cooker/hob with extractor fan over. Space for dishwasher and fridge, window to front.
Door to a utility room which also has a range of built in units and space for washing machine and tumble dryer.

Bedroom 3 has a window to the rear and built in range of wardrobes and bedroom 4 has a bow window to the side and built in wardrobe.
There is a family bathroom as well as a separate family shower room, both fully tiled.

First floor
First floor galleried landing with walk in storage cupboard (housing the gas fired boiler), additional storage cupboard. Partly sloping ceilings on this level.
Bedroom 1 is double aspect with far reaching views, walk in wardrobe. Fully tiled en suite shower room.
Bedroom 2 has a window to the rear with views. Fully tiled family bathroom.

Outside
The property is set well back from the road over a block paved driveway providing access to the single garage. Gates either side lead through to the rear garden which has a paved terrace with lawn beyond. There is also a useful shed and greenhouse. The rear garden backs onto open farmland with widespread undulating views beyond.

Local Authority: Rother District Council. Council Tax Band E
Mains electricity and water. Mains drainage.
Predicted mobile phone coverage: EE, Vodafone, Three and 02
Broadband speed: Superfast 80Mbps available. Source Ofcom
River and Sea Flood risk summary: Very low risk. Source GOV.UK

Guide Price £795,000 Freehold

Pax Pett Road, Pett, Hastings, TN35 4HE







A detached 4 bedroom family house set on high ground in the village of Pett with outstanding southerly rural views across adjoining farmland towards the Firehills and the sea in the far distance.

• Entrance Lobby and Hall • Living Room • Dining / Garden room • Kitchen and utility room • Main bedroom with en suite and walk in wardrobe • Stunning views • 4 bedrooms • Family bathroom and separate shower room • Attached single garage • Garden with shed and greenhouse

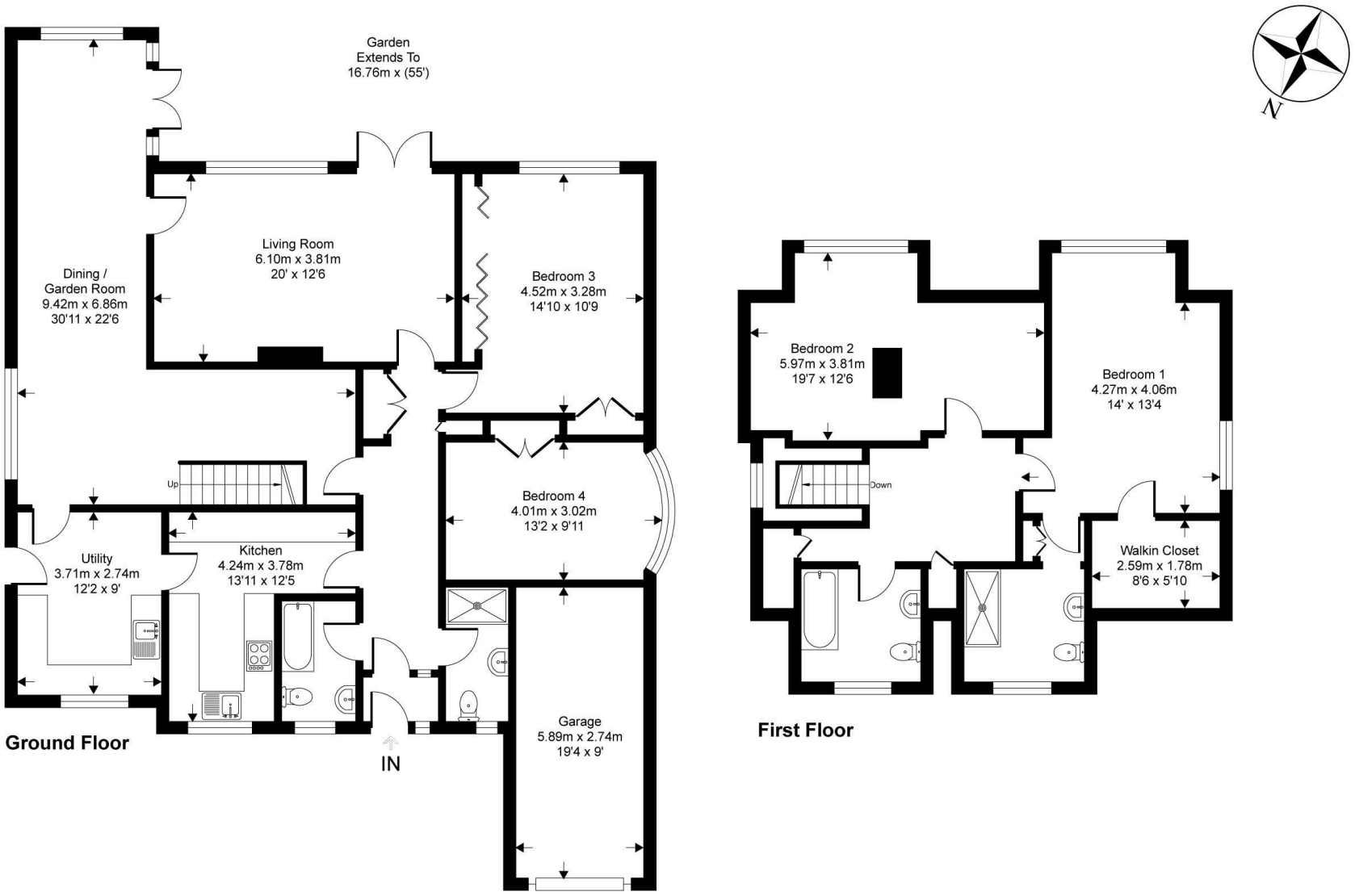


Directions: Leave Rye in a westerly direction along the A259 and after approximately 2 miles turn left signposted Winchelsea Beach. Continue through Winchelsea Beach and onto Pett Level and turn right signposted Pett and continue right up Chick Hill and into the village passing the church on your left, the property will then be found after several hundred yards on the left.

EPC: D
Local Authority:
Council Tax Band: E

Pett Road

Approximate Gross Internal Area = 209.5 sq m / 2256 sq ft
Approximate Garage Internal Area = 15.2 sq m / 164 sq ft
Approximate Total Internal Area = 224.7 sq m / 2420 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.
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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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