

**RUSH
WITT &
WILSON**



The Red House Pett Level Road, Pett Level, TN35 4EE
Guide Price £800,000 - FREEHOLD

****PRICE RANGE OF £800,000 TO £850,000****

Nestled on the picturesque Pett Level Road, this stunning detached house offers a perfect blend of modern living and natural beauty. Built in 2004, the property boasts an impressive 2,481 square feet of living space, making it an ideal family home. With six spacious bedrooms and two well-appointed bathrooms, there is ample room for both relaxation and privacy.

The house features three inviting reception rooms, providing versatile spaces for entertaining guests or enjoying quiet family time. The heart of the home is complemented by a delightful swimming pool, perfect for those warm summer days and creating lasting memories with loved ones.

Parking is a breeze with space for up to five vehicles, ensuring convenience for both residents and visitors. The property is chain-free, allowing for a smooth and straightforward purchase process.

Situated close to the enchanting Fire Hills and the Saxon Shore Way, this home offers not only a tranquil setting but also easy access to scenic walks and outdoor activities. Whether you are looking for a peaceful retreat or a vibrant family home, this property is sure to impress. Don't miss the opportunity to make this exceptional house your new home.





Hallway
14'1 x 15'8 (4.29m x 4.78m)

Kitchen/Breakfast Room
30'7 x 10'6 (9.32m x 3.20m)

Utility Room
6'5 x 10'5 (1.96m x 3.18m)

W C
7'3 x 3'5 (2.21m x 1.04m)

Dining Room
14'2 x 13'4 (4.32m x 4.06m)

Living Room
22'9 x 15'3 (6.93m x 4.65m)

First Floor

Landing
14'1 x 15'10 (4.29m x 4.83m)

Bedroom
14'1 x 15'4 (4.29m x 4.67m)

Walk in Wardrobe
8'4 x 6'5 (2.54m x 1.96m)

En-Suite
8'3 x 8'6 (2.51m x 2.59m)

Bedroom
14'1 x 13'4 (4.29m x 4.06m)

Bedroom
12'6 x 11'3 (3.81m x 3.43m)

Bedroom
10'7 x 10'5 (3.23m x 3.18m)

Bedroom
11'10 x 10'5 (3.61m x 3.18m)



Bedroom
12'5 x 7'10 (3.78m x 2.39m)

Bath/Shower Room
9'8 x 9'5 (2.95m x 2.87m)

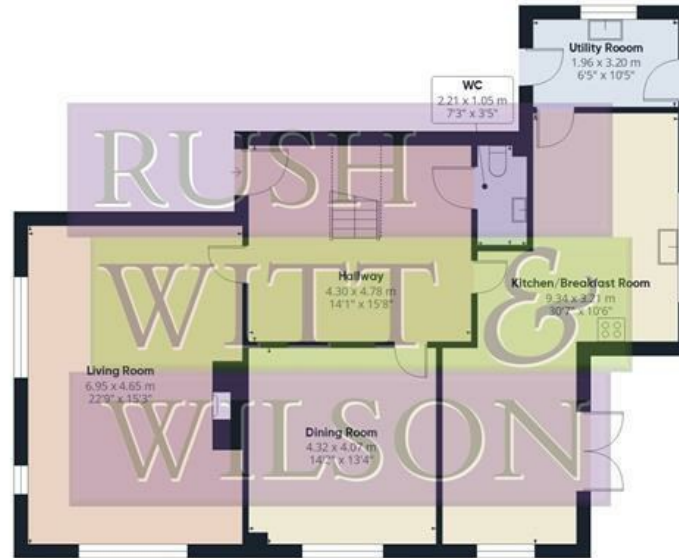
Agents Note
Council Tax Band - G

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.

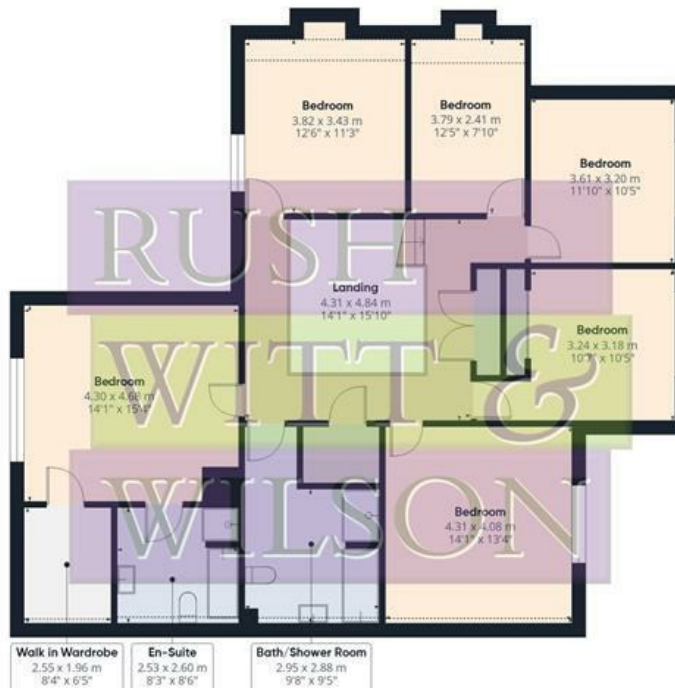
Important Notice:

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.
3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
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⁽¹⁾

230.4 m²

2481 ft²

Reduced headroom

5.8 m²

62 ft²

(1) Excluding balconies and terraces

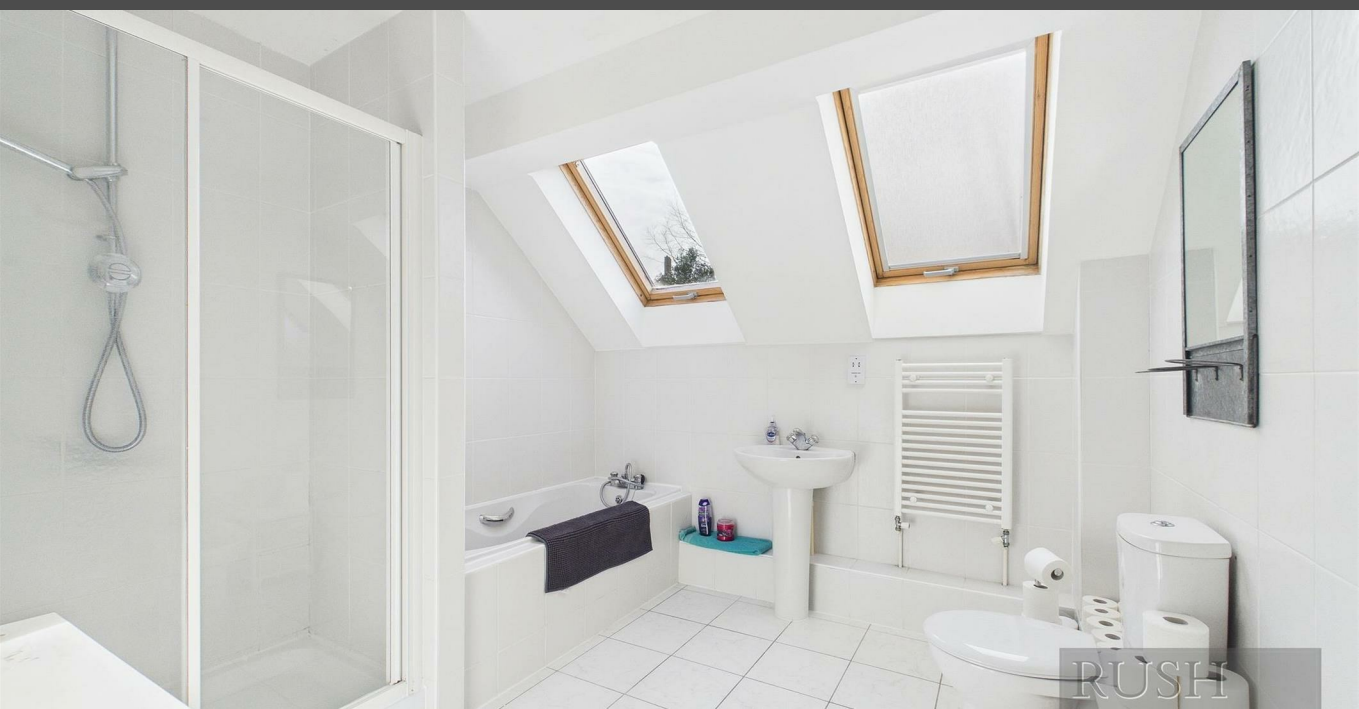
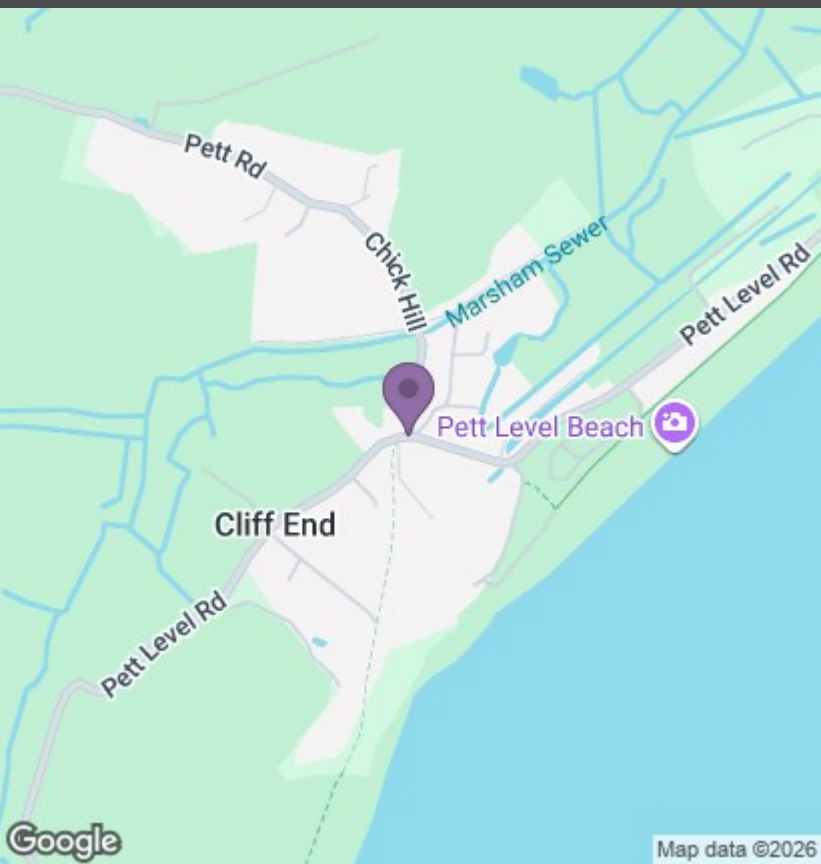
Reduced headroom

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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	78	82
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



**RUSH
WITT &
WILSON**

**Residential Estate Agents
Lettings & Property Management**



**The Estate Offices Cinque Ports Street
Rye
East Sussex
TN31 7AD
Tel: 01797 224000
rye@rushwittwilson.co.uk
www.rushwittwilson.co.uk**