Warner Gray



Orchard Lodge, Chick Hill, Pett Level, Hastings TN35 4EG

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Price Guide : £950,000

An elevated, tucked away 6 bedroom / 2 bathroom detached home with flexible living, coastal views, studio retreat, double garage, car port and ample parking, all within easy reach of Rye and Hastings.

Perched in an elevated, tucked-away position with far-reaching coastal views, this substantial detached home enjoys a wonderful sense of seclusion, and yet it is not isolated. Extending to six bedrooms, including a versatile ground floor room suit-ed to guests, home working or multi-generational living, the accommodation is both generous and adaptable, offering flexibility to suit a range of lifestyles.

The house provides a comfortable and well-balanced layout, with scope for personalisation over time, allowing a new owner to shape the space to their own tastes if desired.

Outside, the sense of space continues with a double garage, covered car port and plentiful off-street parking, while the peaceful setting enhances the feeling of privacy and escape. At the foot of the garden, a detached studio/summer house enjoys panoramic views across Rye Bay, an inspiring retreat for a writer, artist or creative, or simply a tranquil spot to unwind and take in the ever-changing coastal backdrop.

Despite its serene setting, the property remains conveniently close to the historic charm of Rye and the vibrant seaside energy of Hastings, both just a short drive away.

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SITUATION

The property occupies a tucked-away position within the popular hamlet of Chick Hill, backing onto sheep grazing land and enjoying far-reaching rural and coastal views. A short walk down the hill leads to Pett Level and miles of open shingle beach, stretching from the cliffs at Fairlight to the nature reserve at Rye Harbour Nature Reserve, forming part of the striking coastline of Rye Bay.

Surrounded by undulating countryside, the area offers excellent access to public footpaths and some of the county's finest walks, all within an Area of Outstanding Natural Beauty. Hastings Country Park, including the Firehills, is just a short drive away, with woodland and cliff-top walks and the popular Balehouse Café. The village itself provides a range of everyday amenities including a butcher, tea room, public houses/restaurants and an active community hall.

The historic town of Rye and the vibrant coastal town of Hastings are both a short drive away, offering a wider selection of shopping, leisure and rail services. From Rye, connections run to Eastbourne, Brighton and Ashford, where high-speed services reach London St Pancras in approximately 37 minutes.

GROUND FLOOR

The accommodation is arranged over two floors and offers a well-balanced and versatile layout.

A welcoming entrance hall with hardwood flooring provides access to the principal ground floor rooms, including a spacious triple-aspect sitting room featuring an open fireplace with log burner and French doors opening onto the garden, creating a natural flow between inside and out.

The kitchen is fitted with a range of modern units and integrated appliances, and opens seamlessly into a conservatory with bi-fold doors overlooking the garden, forming a bright and sociable heart to the home.

A separate utility room provides additional storage and practicality, with external access.

Also on the ground floor is a flexible bedroom with exposed beam ceiling, ideal for guests or multi-generational living, along with a cloakroom.

FIRST FLOOR

Upstairs, the principal bedroom suite is particularly impressive, with built-in wardrobes and French doors opening onto a balcony enjoying views over the garden and beyond. It is served by a well-appointed en suite shower room.

There are four further bedrooms, all well-proportioned, along with a stylish family bathroom fitted with both a freestanding bath and separate shower.

OUTSIDE

Set at the bottom of the garden, a detached studio / summer house provides an additional and highly versatile space, complete with a built-in BBQ, inglenook-style fireplace and large window framing stunning far-reaching views across Rye Bay, ideal for creative pursuits, home working or simply a peaceful retreat.

DOUBLE GARAGE with two electrically operated doors, power and light. Part boarded storage above. NB: Planning permission has been granted with conditions to extend the existing garage to provide office space and additional covered car space. For further details, search Rother District Council Planning Applications (Application Reference Number RR/2023/393/P).

GARDENS

The property is approached via an electric sliding gate, opening onto a generous area of off-street parking positioned in front of the house and double garage, providing ample space for several vehicles.

To the rear, the garden is of a good size and gently slopes away from the house, creating a wonderful sense of openness and connection to the surrounding landscape. Bordered by adjoining grazing land, it enjoys a high degree of privacy along with spectacular far-reaching views across the countryside and out to sea, offering an ever-changing and picturesque backdrop.

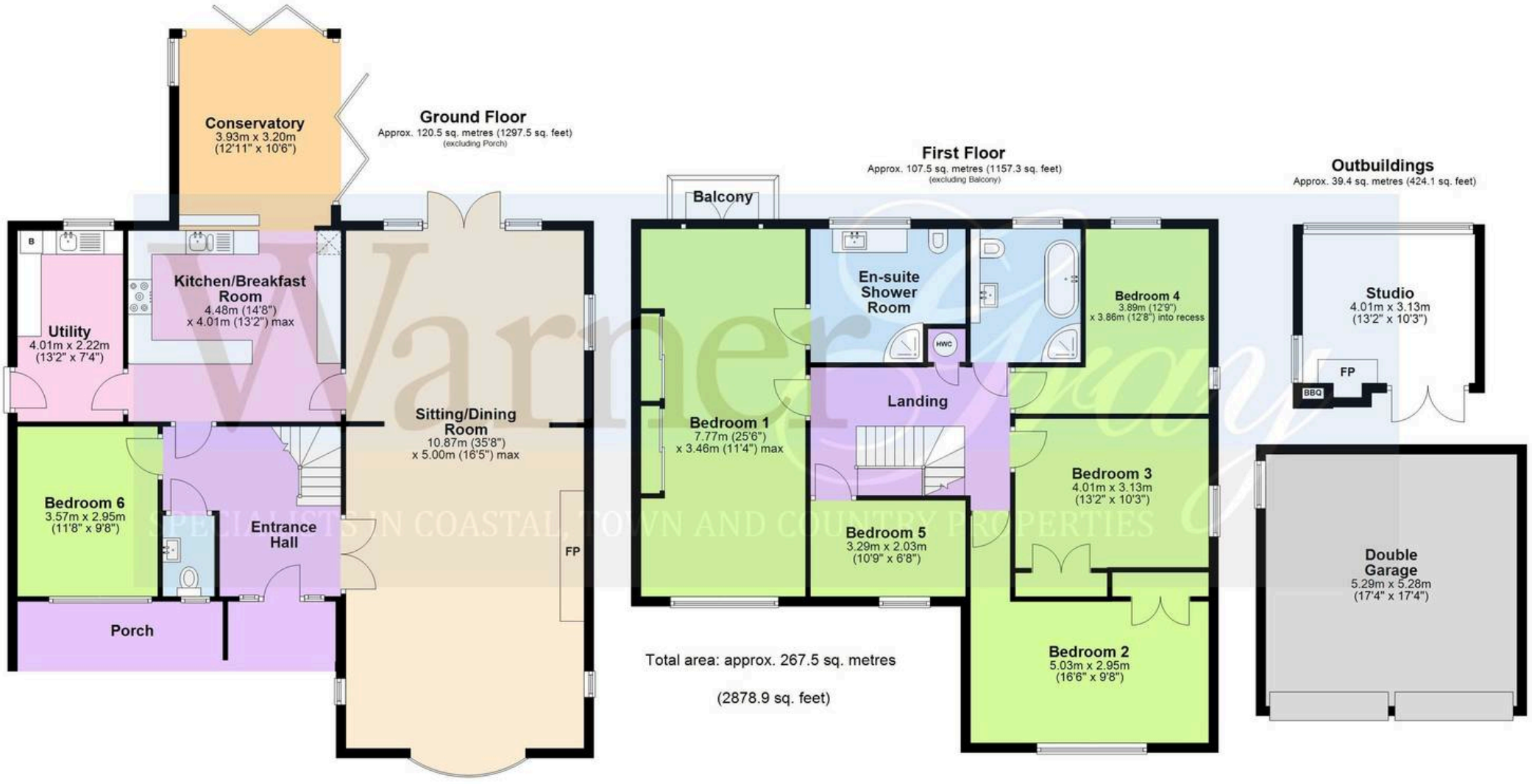
Services Mains: water, electricity, gas and drainage. The property benefits from Solar Panels. Local Authority: Rother District Council. Council Tax: Band G. EPC Rating: C. Location Finder what3words: ///juggles.classmate.beanbag











The floorplan is not drawn to scale and any doors, windows and other internal features are merely intended as a guide. All measurements are approximate. These particulars are produced in good faith but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of WarnerGray, their clients and any joint agents have any authority to make any representation of warranty whatsoever in relation to this property. Photographs are reproduced for general information purposes only and do not imply that any item is included in the sale with the property, it should be noted that we have not tested the services, appliances, fixtures or fittings which may be referred to, all prospective buyers are advised to satisfy themselves that such are in working order It should not be assumed that the property has all the necessary planning, building regulations or other consents regarding alterations.







