

# PHILLIPS & STUBBS



coastal +  
COUNTRY



Located fronting the beach in the coastal hamlet of Pett Level from where there are far reaching widespread sea views over Rye Bay. The property adjoins Cornish style cliffs ringing a most attractive cove and bathing beach. In the vicinity are spectacular cliff top walks, local nature reserve and bird sanctuary. Nearby Winchelsea Beach boasts a nationally renowned local butcher, delicatessen and supermarket. The Ancient Town and Cinque Port of Rye famed for its medieval architecture and cobbled ways including Mermaid Street and Church Square is within 5 miles. The town offers a range of local independent shops, schools for all ages, general weekly market and local train services to Eastbourne and to Ashford International with high-speed connections to London St. Pancras (37 minutes). Westwards is Hastings with its seafront promenade, Old Town and Priory Meadow shopping centre.

Cliff End Fort is a unique coastal house which was completed in 2018, presenting a front elevation uses stone from the adjacent beach. Internal features include oak joinery, an open fireplace, and floor to ceiling bi-fold doors to the front providing widespread sea views.

A bespoke Iroko front door opens into the entrance hall with oak flooring which continues throughout the ground floor and stairs rising to the first floor. The large open plan living room /kitchen and dining area has two sets of wide bi-fold doors opening onto the terrace with views across Rye Bay. To one corner is an open fire with a stone chimney breast made from a unique stone, Cliff End Bone Beds, containing prehistoric bones, shells and ironstone collected from the nearby beach.

The kitchen area is fitted with a range of units with granite worksurfaces incorporating a stainless steel one and half bowl sink unit, 4 burner induction hob with extractor fan over, double oven incorporating a microwave with heating drawer and a double drawer dishwasher. The cloak/shower room comprises a tiled floor, shower enclosure, w.c,

wash basin with vanity cupboard under, an understairs cupboard housing a washing machine and an additional cupboard housing the gas boiler.

On the first floor, the landing has a central skylight and doors off to all bedrooms. Bedroom 1 has bi-fold doors opening onto a front balcony with widespread sea views and an open doorway to the dressing room (potentially a nursery/bedroom 4) with a side door opening onto a balcony and a range of fitted wardrobe. The en-suite shower room comprises a shower enclosure, w.c, and wash basin with cupboards under.

Bedroom 2 has bi-fold doors opening onto a front balcony with widespread sea views, a built-in double wardrobe and an en suite bathroom comprising a panelled bath with shower over, w.c, and a wash basin with a cupboard under. Bedroom 3 has a built-in triple wardrobe.

Outside: From Pett Level Road there is a private access drive, serving several neighbouring properties, over which this property enjoys a right of way. There is private on-site parking for 3/4 cars and planning consent for a detached two bay garage with guest bedroom suite above. Planning Ref: RR/2023/2353/P. The front garden has a paved terrace and level area of lawn making the most of the sea views. Opposite the garden is a gateway leading directly onto the beach. The property includes an area of retained beach down to mean high water. There is also a rear and side garden having a pathway leading around to a useful shed.

Local Authority: Rother District Council. Council Tax Band F  
Mains electricity, gas and water. Private drainage.

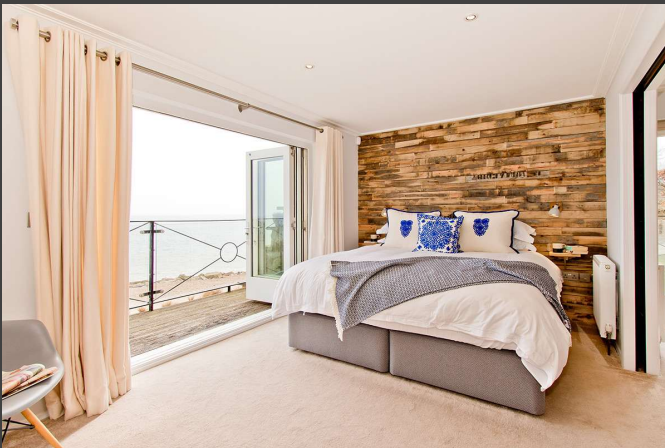
Predicted mobile phone coverage: EE, Vodafone, Three and 02 (variable)

Broadband speed: Superfast 80Mbps available. Source Ofcom

River and Sea Flood risk summary: Very low risk. Source GOV.UK

Guide Price: £1,950,000 Freehold

Cliff End Fort, Cliff End, Pett Level, East Sussex TN35 4EH



A unique detached beach house enjoying far reaching widespread sea views over Rye Bay and benefitting from direct access to the beach.

- Entrance hall • Large open plan living room, fitted kitchen and dining area • Cloak/shower room • Landing • Bedroom 1 with en-suite shower room and dressing room • Bedroom 2 with en-suite bathroom • Bedroom 3
- Gas underfloor heating • EPC rating C • Off road parking for 3/4 cars • Front terrace and garden overlooking the beach and sea • Rear garden •
- Planning permission for a detached two bay garage with guest bedroom suite above •



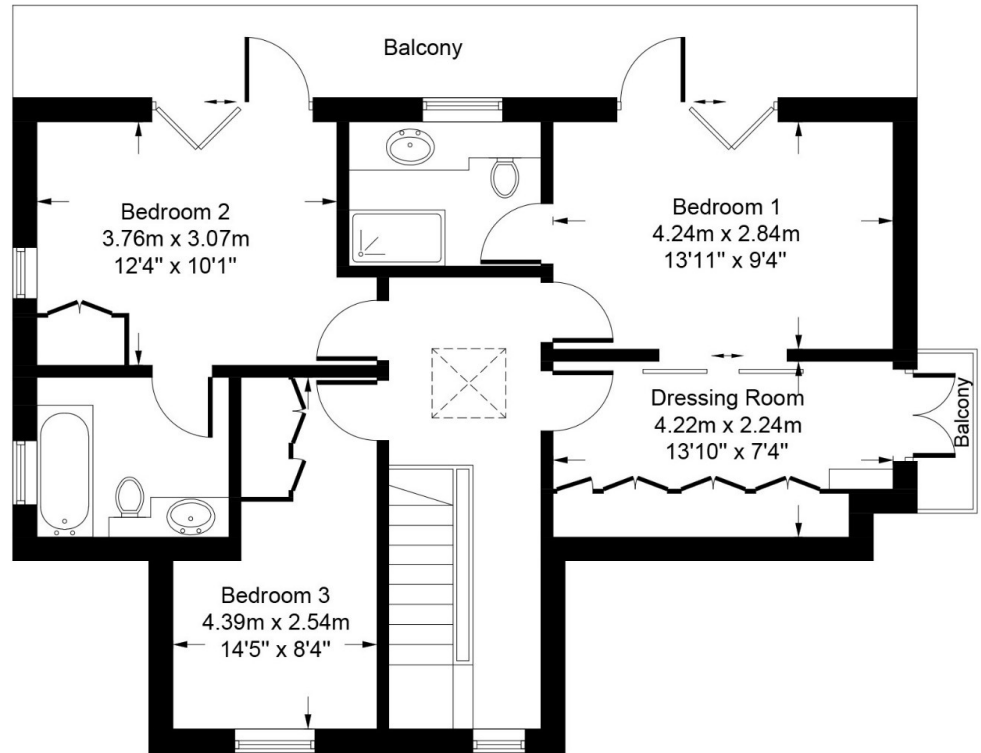
Directions: Leave Rye in a westerly direction on the A259 and after approximately two miles, turn left signposted for Winchelsea Beach/Fairlight. Proceed through the village of Winchelsea Beach and onto Pett Level following the sea wall. Upon entering the village of Pett Level, continue along the straight main road and just on the 90 degree right hand bend, turn left between a pair of stone pillars (no name sign). Proceed to the top of the drive where the property will be found on the right.

# Cliff End Fort

Approximate Gross Internal Area = 134.8 sq m / 1451 sq ft



**Ground Floor**



**First Floor**

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# PHILLIPS & STUBBS



Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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