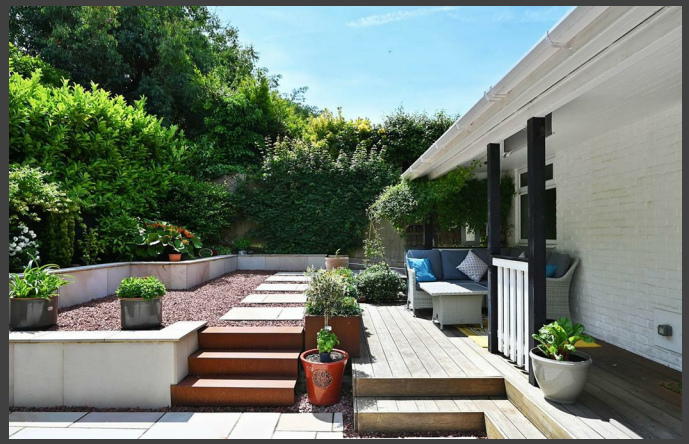
PHILLIPS & STUBBS



coastal + COUNTRY







The property is situated in the area of Pett Level. 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 (only a six minute walk) 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. The property overlooks farmland to the front which is owned by the National Trust. 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.

Approached via an entrance hall with cloaks/shower room the house opens into the dining room, a well proportioned central space extending to over 25 feet in length.

To one side lies the well-appointed kitchen, arranged around a central island and fitted with an extensive range of units and work surfaces. Open to the dining room and enjoying direct access to the garden.

Beyond, the living room there are double doors leading to a garden room which enjoys views over the garden and beyond over nearby farmland. There are stairs down to a lower ground floor snug, creating a versatile room, ideal as a media room, study or occasional guest accommodation.

Also arranged on the ground floor is a double bedroom, served by the nearby cloaks/shower room.

From the entrance hall, stairs rise to the first floor where the principal bedroom suite occupies much of the upper level. A spacious room, it is complemented by a well-appointed en suite bathroom. Generous loft areas provide extensive ancillary storage.

Outside, to the front there is a driveway providing off road parking and access to the detached garage with adjoining workshop, providing excellent storage/hobby space. The remaining front garden is laid to lawn interspersed with a variety of trees and shrubs and the rear garden which extends from the kitchen has an area of paved terrace with useful shed and established borders .

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

Offers In The Region Of £625,000 Freehold

Fycariad Pett Level Road, Pett Level, Hastings, TN35 4EE







Situated in the sought-after coastal hamlet of Pett Level, this detached three-bedroom property occupies a delightful garden setting and offers versatile accommodation ideally suited to both family living and entertaining.

• Detached property • 3 Bedrooms • Living Room • Separate dining room • Snug • Garden Room • Workshop and garage • Extensive garden with terrace area and far reaching views over National Trust Land • Short walk to the beach

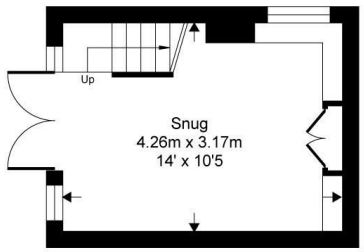


Directions: Leave Rye in a westerly direction on the A259 and after approximately two miles, turn left signposted for Winchelsea Beach/Fairlight. Proceed through the village of Winchelsea Beach and onto Pett Level following the sea wall. Upon entering the village of Pett Level continue along the straight main road and around the 90 degree right hand bend and continue for a further 1/3 of a mile where the property will be seen on the left hand side.

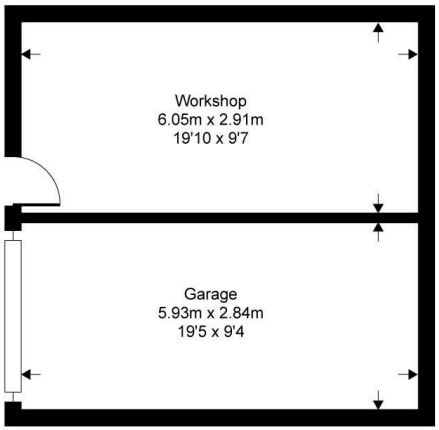
EPC: D
Local Authority: Rother District Council
Council Tax Band: E

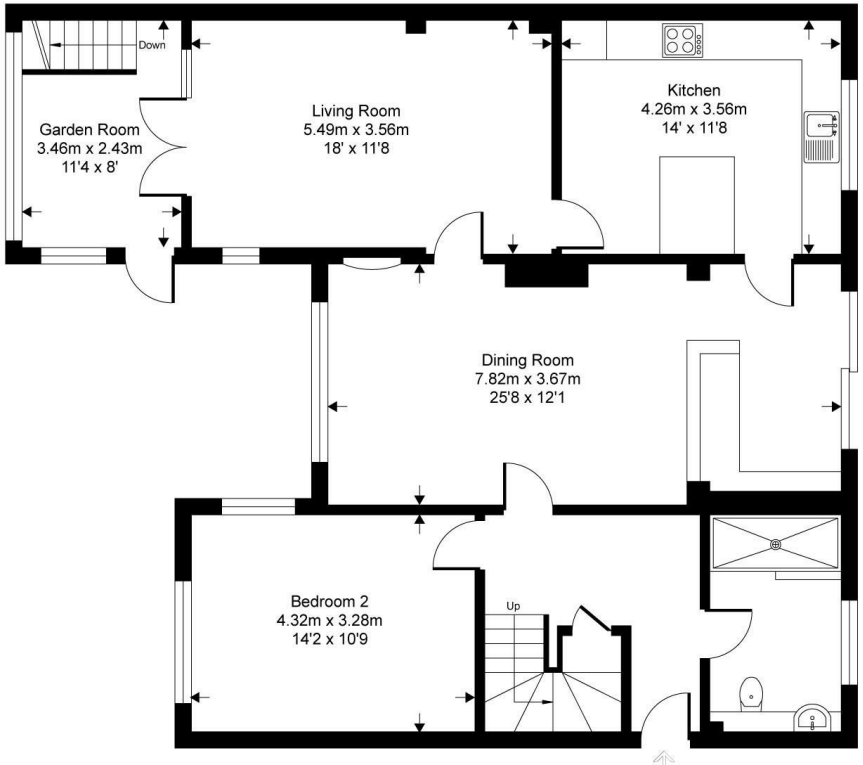
Fycariad

Approximate Gross Internal Area = 158.9 sq m / 1711 sq ft
Approximate Loft Internal Area = 50.8 sq m / 547 sq ft
Approximate Garage Internal Area = 17.1 sq m / 185 sq ft
Approximate Outbuilding Internal Area = 17.6 sq m / 190 sq ft
Approximate Total Internal Area = 244.4 sq m / 2633 sq ft



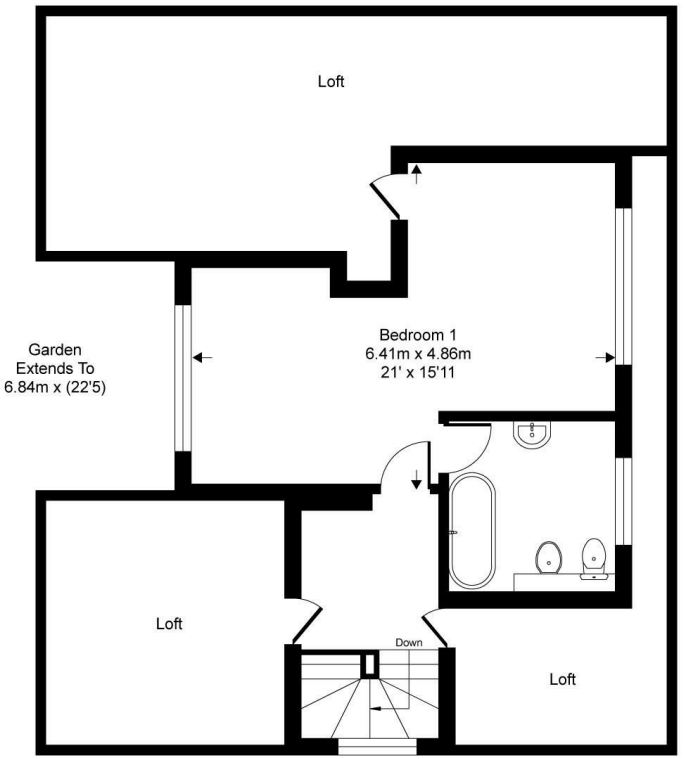
Lower Ground Floor





Ground Floor

IN



First Floor

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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