PCM ESTATE AGENTS

French Lodge, Pett Road, Hastings, TN35 4JA

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Offers In Excess Of £750,000

PCM Estate Agents are delighted to present to the market an exciting opportunity to secure this THREE DOUBLE BEDROOM DETACHED BUNGALOW, occupying an APPROXIMATELY HALF ACRE PLOT (unverified) and offered to the market CHAIN FREE.

Situated in a tucked away position towards the end of a small PRIVATE LANE within the highly sought-after village of Pett, between the historic towns of Hastings and Rye, the property enjoys VIEWS over the nearby countryside and adjoining paddocks.

The accommodation comprises an entrance hall, spacious lounge, kitchen, THREE DOUBLE BEDROOMS and a bathroom. Externally, the property benefits from a newly built TRIPLE GARAGE with electric up and over doors, whilst above the garage there is a useful MEZZANINE STUDIO SPACE offering a variety of potential uses, subject to any necessary consents.

A particular feature of the property is the STUNNING GARDENS AND GROUNDS, which are predominantly level and beautifully arranged, together with a gated entrance and PRIVATE DRIVEWAY providing AMPLE OFF ROAD PARKING. There is also the additional opportunity for any prospective purchaser to acquire the adjoining paddock, extending to approximately HALF AN ACRE (unverified).

Located within the desirable village of Pett, the property offers excellent access to both Hastings and Rye, whilst enjoying a peaceful semi-rural setting.

Viewings are highly recommended to fully appreciate the position, grounds and potential on offer. Please contact the owners sole agents now to arrange your viewing and avoid disappointment.

SLIDING DOOR
Opening to:

ENTRANCE PORCH
Single glazed windows to rear and side aspects, further door opening to:

KITCHEN
17'4 x 9'6 (5.28m x 2.90m)
Comprising a range of eye and base level units, integrated washing machine and dishwasher, four ring electric hob with electric oven below and extractor above, separate original oil fired Aga, inset one & ½ bowl inset sink with mixer tap, radiator, wall mounted thermostat, door to dining room, double glazed window to rear aspect, further single glazed window and door opening to:

LOUNGE
17'6 x 11'2 (5.33m x 3.40m)
Parquet flooring, two radiators, feature fireplace, double glazed window to side aspect, sliding patio doors opening to the later described rear garden.

DINING ROOM/ BEDROOM
14'0" max x 11'8" (4.27m max x 3.56m)
Radiator, feature fireplace, dual aspect with double glazed windows to front and side aspects, access to kitchen via sliding door and further door opening to:

INNER HALL
Loft hatch, airing cupboard housing the hot water tank, sliding patio door opening onto the side of the property, door opening to:

BEDROOM
12'2 x 10'7 (3.71m x 3.23m)
Built in wardrobe with shelving, radiator, double glazed window to rear aspect overlooking the garden.

BEDROOM
11'9 x 9'1 (3.58m x 2.77m)
Radiator, built in wardrobe with shelving, double glazed window to side aspect.

BATHROOM
Panelled bath with mixer tap and separate shower attachment, wash hand basin, wc, radiator, part tiled walls, tiled flooring, frosted double glazed double glazed window to rear aspect.

OUTSIDE - FRONT
Accessed via a track from Pett Road leading to a gated entrance, driveway providing off road parking for multiple vehicles, wealth of mature trees and shrubs, area of lawn, access to:

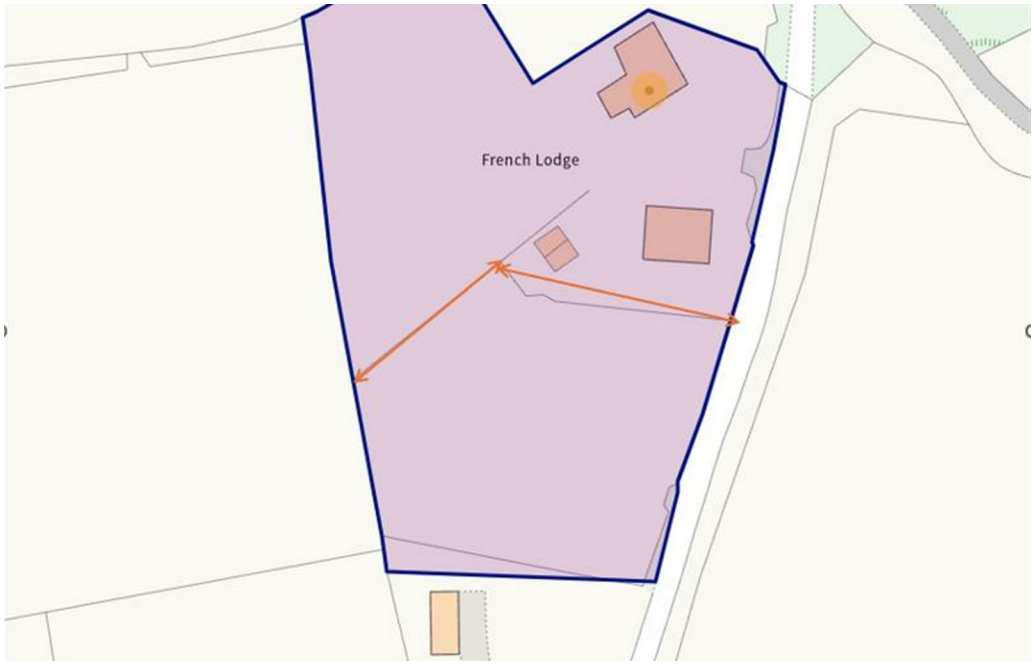
TRIPLE GARAGE
28'5 x 21'9 (8.66m x 6.63m)
Two electric up and over doors - one of which being a double and the other being a single. Two electric radiators, space for tumble dryer, consumer unit, UPVC personal door opening to the side aspect, two double glazed windows to rear aspect, wooden staircase rising to:

MEZZANINE LEVEL
28'5 x 11'6 (8.66m x 3.51m)
Electric radiator, four Velux windows, double glazed patio doors opening to a Juliette balcony, providing stunning views over the garden and nearby countryside.

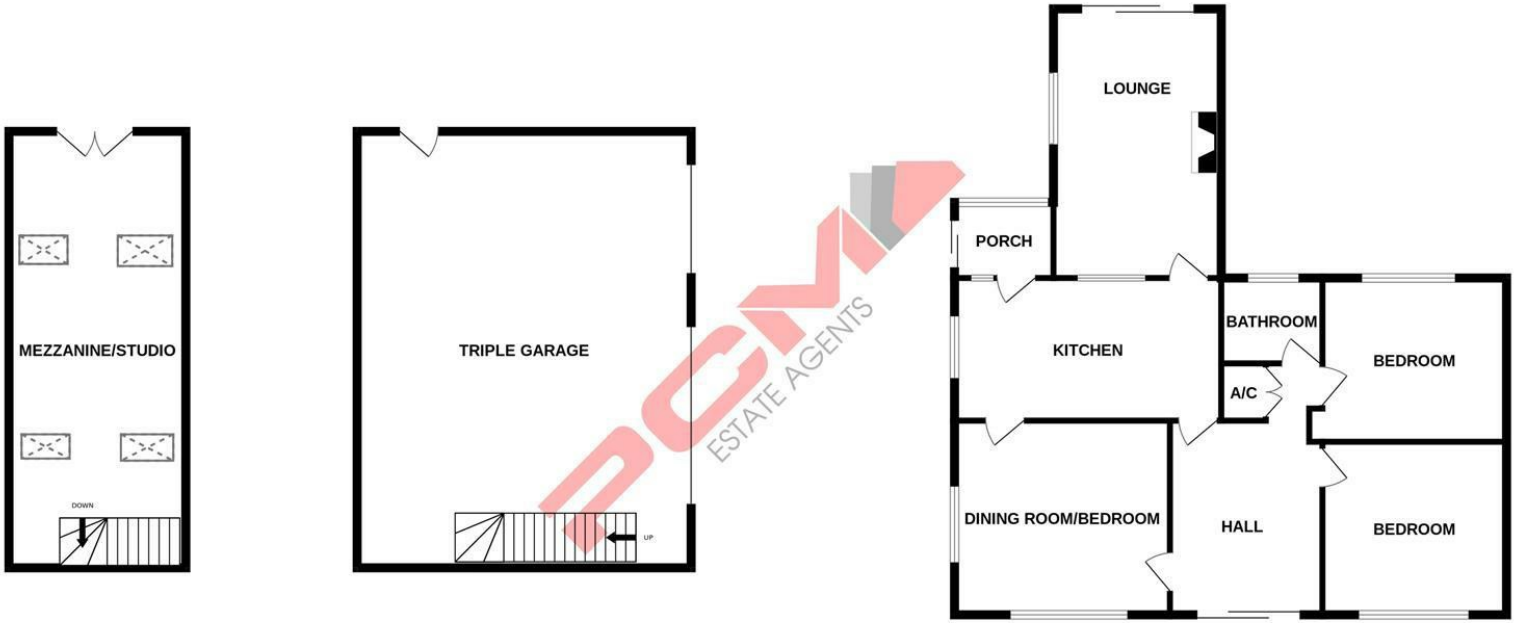
REAR GARDEN
A real standout feature of the property, being private and secluded, mainly level with a range of mature trees and shrubs, large area of lawn, pond, fenced and hedged boundaries having views over nearby countryside and farmers fields. The garden also includes a greenhouse and two storage sheds.

AGENTS NOTE
Currently on the same title there is an area of paddock, which can be accessed via its own separate gated access, having a range of mature trees and shrubs, chicken coup and an expansive large area of lawn. This paddock could be included in the future sale agreed price, subject to negotiation, however if not included this area will be fenced and separated from the current garden.

Council Tax Band: E


French Lodge

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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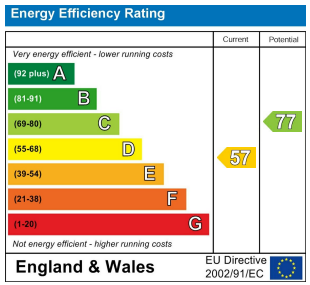

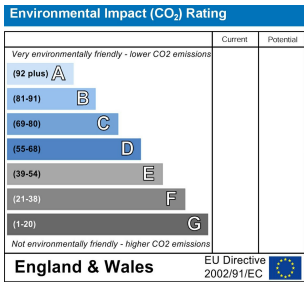

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.