

PHILLIPS & STUBBS



coastal +
COUNTRY



ROOMS

Entrance lobby, Entrance hall, Living room, Kitchen/dining room, Garden room, Bedroom 1 with en suite bathroom, Bedroom 2 with en suite bathroom, Bedroom 3 with en suite shower room, Bedroom 4, Family shower room, Utility room, Double glazing, Gas heating, Detached double garage, Driveway providing off road parking, Gardens and terraces. EPC rating C.

LOCATION

The property is approached over a shared private road and occupies a slightly elevated position in the coastal hamlet of Pett Level from where there are far reaching views over nearby farmland. In the vicinity are spectacular cliff top walks, local nature reserve and bird sanctuary. Nearby Winchelsea Beach boasts a boutique style food shop, coffee bar, restaurant and convenience store. The Ancient Town and Cinque Port of Rye, famed for its period Citadel, medieval fortifications and cobbled ways is within 5 miles. The town offers a range of local independent shops, banks, schools for all ages, general weekly market and local train services to Eastbourne and to Ashford with high speed connections to London St. Pancras (37 minutes) and Paris/Lille/Brussels via the Channel Tunnel. Westward is Hastings with its seafront promenade, Old Town and fishing harbour.

DESCRIPTION

Forming a detached bungalow which has undergone extensive renovation recently and includes double glazing, oak flooring, new kitchen, bathrooms wiring and plumbing.

GROUND FLOOR

The accommodation comprises front door into an entrance lobby with inner door into the main entrance hall having built in cupboards, hatch to loft, door to out to garden. Living room with window to rear and bi-folding doors out to the garden. Kitchen/dining room fitted with a range of base and wall mounted units incorporating a 5 ring electric hob with extractor over, triple oven and dishwasher. Double doors out to the garden with views beyond. Utility room with fitted units and sink, space and plumbing for washing machine. Garden room sliding doors out to the garden. Bedroom 1 with window to the side. En-suite bathroom comprising free standing bath with shower attachment, separate shower cubicle, w.c, wash hand basin, heated towel rail, window to front. Bedroom 2 window to side with views over farmland. En-suite bathroom comprising panelled bath, separate shower cubicle, w.c, wash hand basin, heated towel rail and window to side. Bedroom 3 window

to side with views over farmland. En-suite shower room comprising tiled shower cubicle, w.c, wash hand basin, skylight. Bedroom 4 window to rear. Family shower room tiled shower cubicle, w.c, wash hand basin, heated towel rail, window to side.

OUTSIDE

The property is approached over a private road which serves just four other properties. The driveway provides off road parking for 3-4 cars and access to the detached double garage with twin up and over doors, light and power connected, windows to the side and personal door to rear.

AGENTS NOTE

The photo of Pett Level beach is not a direct view from the property.

£2,250 Per Month

Malrose Pett Level Road, Pett Level, Hastings, East Sussex, TN35 4EE



Part Furnished. A detached bungalow recently having undergone extensive renovation with four bedrooms and four bathrooms (three of which are en suite). Gardens surround the property with a large detached double garage with EV charging point and additional off road parking. Located just several hundred yards from the beach and enjoying views over nearby farmland. The property is presented in immaculate condition throughout and is available early October. Viewings can be booked from 24th August 2025. EPC: C. Council Tax: Band C. The property can be offered furnished or part furnished to suit the tenants requirements. Gardening included.

- Four Double Bedrooms
- Four Bathrooms
- Gardening Included
- Double Garage And Parking
- Fully Integrated Kitchen
- Landscaped Gardens (Gardening Included)
- Available From November 2026
- Pets Considered
- Long Term Lease
- Part Furnished

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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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