



The Edge Toot Rock, Pett Level  
£1,100,000







## The Edge Toot Rock

Pett Level, Hastings

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Stunning Sea Views from an Elevated Position to the South
- Views of Rolling Countryside to the North Towards Rye
- Large 0.59 Acre Plot with Three Separate Gardens
- A Short Walk to the Beach
- Located in a Private Road
- Large Driveway with Garage
- Large Self-Contained One Bedroom Guest Accommodation
- Three Bedrooms
- Stunning Living Space with Log Burner
- Feature Kitchen/Breakfast Room

















**Pett Level, TN35**

**Approximate Gross Internal Area = 1583.8 sq ft / 147.1 sq m**

**Garage = 164.4 sq ft / 15.3 sq m**



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



**Certified  
Property  
Measurer**





## Nested Rye

01797 903045 • [barnaby.osborne@nested.com](mailto:barnaby.osborne@nested.com) • [nested.com/barnaby-osborne](https://nested.com/barnaby-osborne)

