



Pett Road
Pett, East Sussex, TN35 4HA

£325,000 Freehold

Wyatt
Hughes

PETT ROAD, PETT, EAST SUSSEX, TN35 4HA

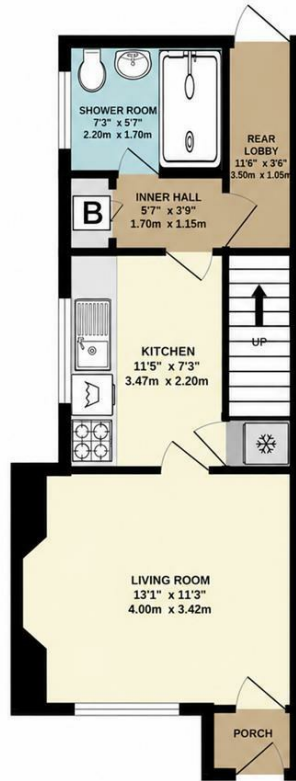
£325,000 £325,000 FREEHOLD



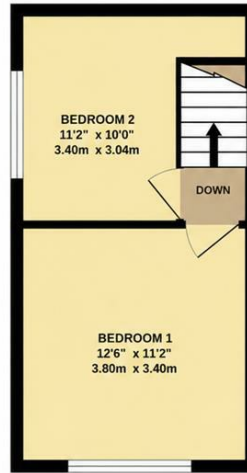
- TAX BAND C • EPC RATING D • 475 SQ FT • TWO BEDROOM SEMI DETACHED COTTAGE • NO ONWARD CHAIN • GAS CENTRAL HEATING AND MAINS DRAINAGE • SECLUDED LOCATION • DESIREABLE PETT VILLAGE • INGLENOK FIREPLACE AND CHARACTERFUL FEATURES



GROUND FLOOR
289 sq.ft. (26.9 sq.m.) approx.



FIRST FLOOR
186 sq.ft. (17.3 sq.m.) approx.



TOTAL FLOOR AREA: 475 sq.ft. (44.1 sq.m.) approx.

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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Current rating: **66** (D)
Potential rating: **77** (C)

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

**Wyatt
Hughes**

