

PHILLIPS & STUBBS



coastal +
COUNTRY



Sundown is situated along a shared private road and occupies a semi rural location and is within approx half a mile of the beach at Pett Level and in the vicinity are spectacular coastal cliff top walks and local nature reserve and bird sanctuary. To the east is the Ancient Town and Cinque Port of Rye with cobbled ways and period citadel. The town offers a range of local shops, restaurants, schools for all ages and train services on the Eastbourne to Ashford branch line with connections to London, there is a high speed service to St. Pancras with a journey time of just 37 minutes.

Forming a detached timber framed house built by Colt Houses originally based in Bethersden and now located in Woodchurch, Kent. The cedar weatherboard is set with double glazed windows beneath a flat roof. The accommodation comprises

Ground Floor

Front door into an entrance lobby with inner door through to an open plan dining hallway with kitchen off. The main central feature is the unusual spiral wooden staircase rising to the first floor. There is also a woodburning stove and windows to the front. The kitchen is fitted with a range of base and wall mounted oak fronted units with granite worksurfaces. Space and plumbing for a dishwasher, fridge and gas Range style cooker. Window to rear. Door into the integral garage which has space and plumbing for a washing machine and tumble dryer, wall mounted gas fired boiler.

Study with a window to the front.

Bedroom 2 double aspect, built in double wardrobe.

Family bathroom comprising panelled bath, wash hand basin w.c, window to rear.

First floor

Landing window to the rear, built in airing and linen cupboard.

Living room triple aspect, stone fireplace with woodburning stove. Sliding doors out to a large balcony with countryside views towards Pett.

Bedroom 1 double aspect, built in wardrobes. En suite shower room comprising shower cubicle, wash hand basin, w.c and skylight.

Bedroom 3 window to front with distant views, built in wardrobe.

Outside:

The property is approached off the shared private lane and up a long driveway to the house. The undulating gardens are mainly laid to lawn with a large pond and useful outbuilding. There is a paved side terrace leading around to the rear where there is a further shed and greenhouse. A gate leads out to a public footpath which leads down to Pett Level Road and over the cliff top towards the Firehills, Hastings Country Park and down into Old Town Hastings.

Additional information

Local Authority: Rother District Council. Council Tax Band F

Mains electricity and water. Private 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

Guide Price £795,000 Freehold

Sundown, Cliff End Lane, Pett Level, Hastings, East Sussex, TN35 4EF



A detached individual 3 bedroom Colt house set down a private road with a pleasant outlook over its own gardens with far reaching views and close to the beach at Pett Level

- Open plan dining hall/kitchen • Study • Living room opening onto a balcony • Bedroom 1 with en suite shower • Integral garage • Gas heating • EPC rating D • Mature lawned gardens and pond



Directions: Leaving Rye in a westerly direction on the A259 after approximately 2 miles turn left signposted to Winchelsea Beach. Continue through Winchelsea Beach onto Pett Level passing the beach front properties on your left, after a short distance you will see a right hand turning signposted Pett, continue past this turning for approximately 100 yards where the sign to Cliff End Lane will be found on your left hand side. Sundown is towards the top of the lane on the right hand side.

EPC: D

Local Authority: Rother District Council

Council Tax Band: F

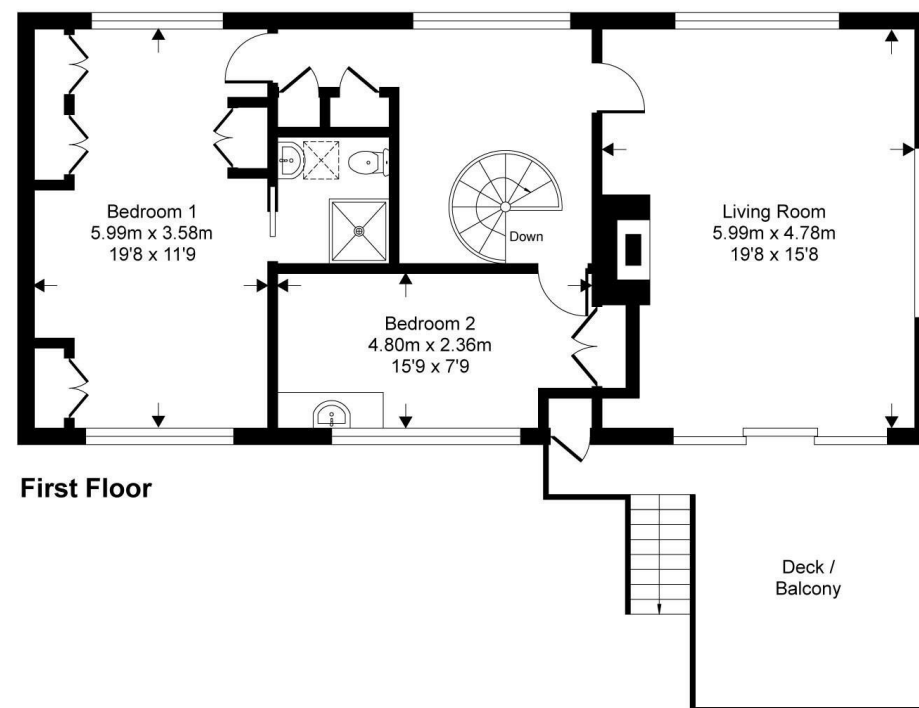
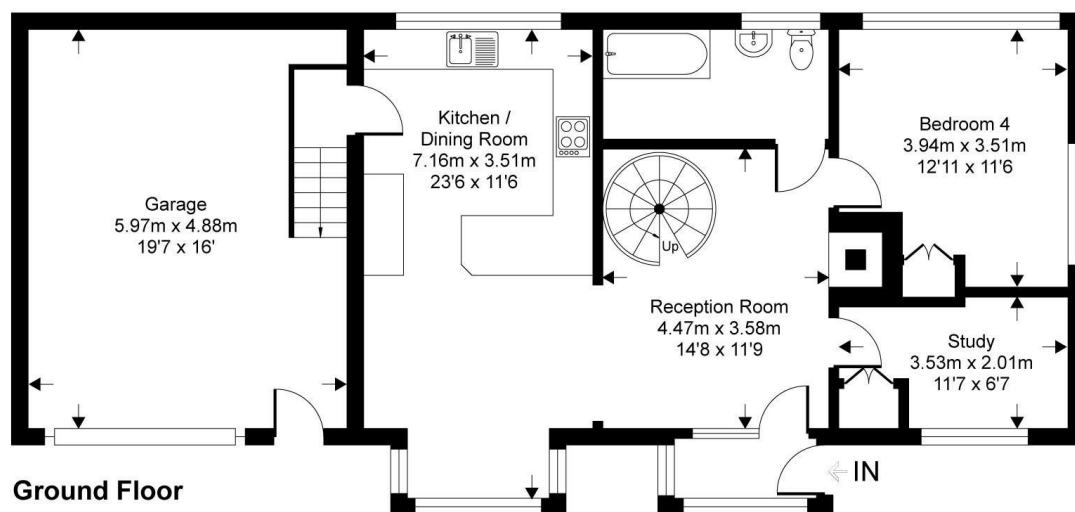
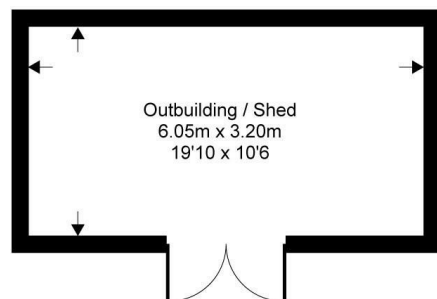
Cliff End Lane

Approximate Gross Internal Area = 152.3 sq m / 1640 sq ft

Approximate Garage Internal Area = 29.7 sq m / 320 sq ft

Approximate Outbuilding Internal Area = 19.3 sq m / 208 sq ft

Approximate Total Internal Area = 201.3 sq m / 2168 sq ft



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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