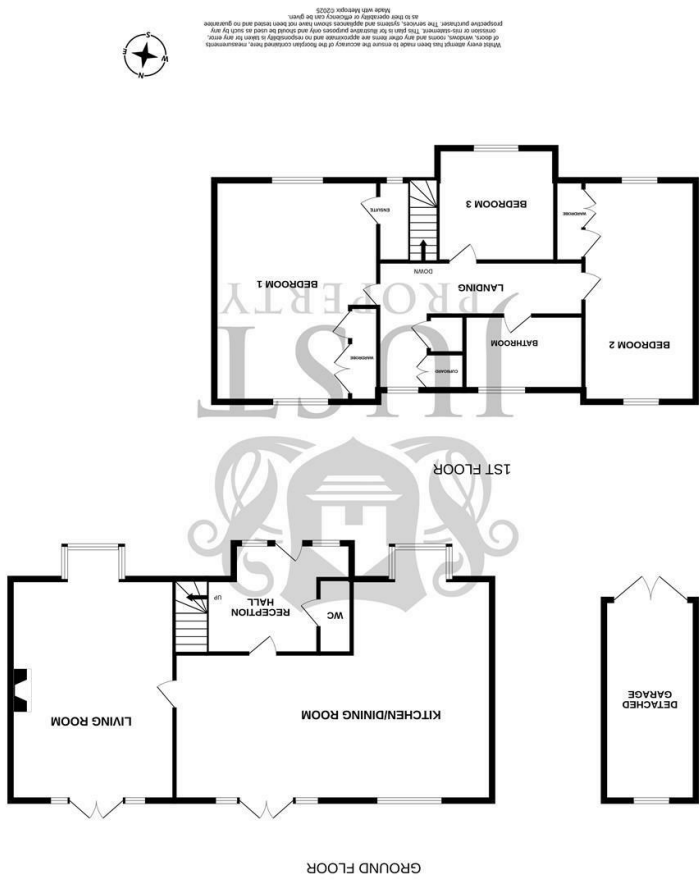


55 Waites Lane, Fairlight, East Sussex, TN35 4AX | Tel: 01424 812555 | Email: fairlight@justproperty.net



| England & Wales                             |         |           |
|---------------------------------------------|---------|-----------|
| EU Directive 2002/91/EC                     |         |           |
| Energy Efficiency Rating                    | Current | Potential |
|                                             | 85      |           |
| 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 |         |           |



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# FLOORPLANS

The Retreat Pett Level Road, Pett Level, TN35 4EH



The Retreat Pett Level Road, Pett Level, TN35 4EH

Freehold

£675,000





Freehold

£675,000



3 Bedrooms 1 Receptions 1 Bathrooms 1915.98 sq ft

## PROPERTY DETAILS

\*\*\* CHAIN FREE \*\*\*

A brand new (2024) three double bedroom detached chalet-style home, immaculately presented and set in one of the most sought-after coastal locations, just 100 meters from Pett Level Beach, beside the Military Canal and close to the local nature reserve, countryside walks and amenities. Offering bright, spacious accommodation across two floors, the property benefits from a 10-year new build warranty, EPC rating B, gas-fired central heating, UPVC double glazing, exposed oak flooring and a new waste management system.

The ground floor comprises a welcoming reception hallway with cloakroom/WC, a 20'5 x 15'2 dual aspect living room with bay window, feature fireplace and French doors to the garden, and an impressive 29'4 x 20'3 L-shaped kitchen/dining/family room with central island, integrated appliances and French doors to the rear. To the first floor are three double bedrooms, two with dual aspects and built-in wardrobes, including a principal with en-suite shower room, and a family bathroom with separate shower.

Outside, the front lawn is enclosed by brick walling with planting beds, and a 50ft x 16ft driveway provides ample parking leading to a detached garage (5.66m x 2.49m). The generous rear garden offers a level lawn and patio ideal for entertaining, with pedestrian access to the garage. Located within easy reach of Hastings, this superb property is ideal for families, first-time buyers or investors seeking a move-in ready home in a prime coastal setting.

Please contact the vendor choice of Sole Agents, Just Property.

W3W Location - ///bucket.busy.acrobats

## ROOM DIMENSIONS

|                                                                |                                                 |
|----------------------------------------------------------------|-------------------------------------------------|
| Front Door                                                     | Family Bath/Shower Room                         |
| Reception Hall                                                 | Front Garden                                    |
| Downstairs W.C                                                 | Driveway<br>49'11" x 16'0" (15.24m x 4.88m)     |
| Kitchen/Diner<br>29'3" x 20'2" (8.94m x 6.17m)                 | Detached Garage<br>18'6" x 8'2" (5.66m x 2.49m) |
| Living Room<br>20'4" plus bay x 15'1" (6.22m plus bay x 4.62m) | Rear Garden                                     |
| First Floor Landing                                            |                                                 |
| Bedroom One<br>20'2" x 11'6" (6.17m x 3.53m)                   |                                                 |
| En-Suite Shower Room                                           |                                                 |
| Bedroom Two<br>20'2" x 12'2" (6.17m x 3.73m)                   |                                                 |
| Bedroom Three<br>12'4" x 11'3" (3.78m x 3.45m)                 |                                                 |

## FEATURES

- Brand New Detached House
- Favoured Pett Level Location
- Living Room with Fireplace
- Three Double Bedrooms
- Within 100 metres of the Beach
- 29'4 x 20'3 max Kitchen/Diner
- En-Suite & Family Bathroom
- Patio & Lawned Rear Garden
- Driveway & Detached Garage
- 10 Year Warranty & Chain Free



Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.