

**Pett Level Road**
**Hastings, TN35 4EH**

£775,000

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## MAIN FEATURES:

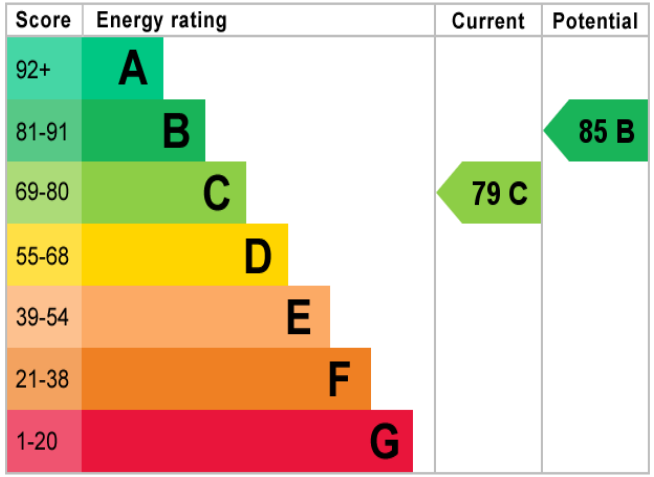
- **Stunning Five Bedroom Contemporary Detached Home**
- **Prime Coastal Location, Just a Minute's Walk from the Beach**
- **Spacious Open Plan Living with Full Height Glazing**
- **Stylish Fitted Kitchen with Integrated Appliances**
- **Master Bedroom with En-suite & Private Balcony**
- **Beautifully Landscaped Wraparound Gardens with Timber Decking**

Perfectly positioned between the Royal Military Canal and the stunning East Sussex coastline, Palm Beach House is an exceptional five-bedroom contemporary home, situated just a minute's walk from the beach. Beautifully designed throughout, the property boasts an impressive open-plan living and dining area with full-height glazing, a multi-fuel stove and picturesque views. The stylish fitted kitchen features integrated appliances, Farrow & Ball painted cabinetry and solid wood worktops. Two generous double bedrooms and a spacious shower room complete the ground floor. Upstairs, the principal bedroom benefits from built-in storage, an en-suite shower room and a private balcony enjoying far-reaching views. Two further double bedrooms, an additional balcony and a contemporary family bathroom with a freestanding bath complete the accommodation.

Externally, beautifully landscaped wraparound gardens feature mature planting, lawns and timber decking, ideal for entertaining and alfresco dining. A private driveway provides parking for three vehicles. Pett Level offers an idyllic coastal lifestyle, with beautiful beaches, scenic countryside walks, abundant wildlife and easy access to Rye Harbour Nature Reserve.

The historic town of Rye and Hastings Old Town offer independent shops, excellent restaurants and cultural attractions. Convenient rail connections from Rye provide access to Brighton, Ashford and onward high-speed services to London.




This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide 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, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Viewings: By appointment.
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