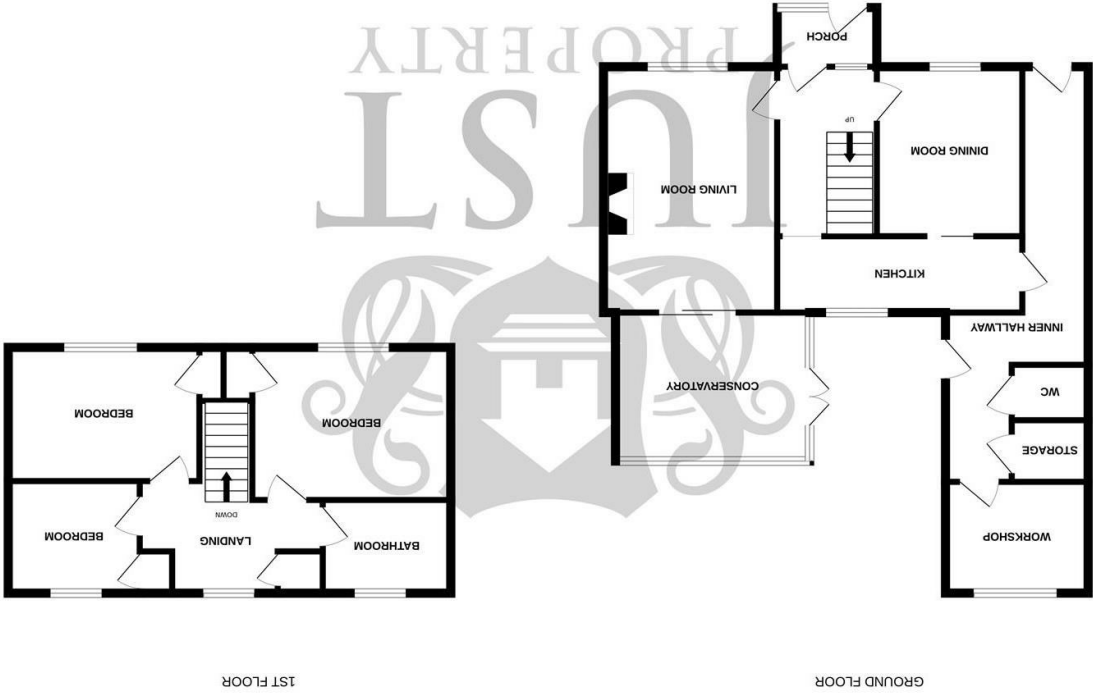




England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
A	(92 plus)	
B	(81-91)	
C	(69-80)	
D	(55-68)	
E	(39-54)	
F	(21-38)	
G	(1-20)	
Not energy efficient - higher running costs		
76		
67		



Whilst every attempt has been made to ensure the accuracy of the layout 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. Made with Metropix 5.0.0.5



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8, Glebe Cottages Elms Lane, Pett, TN35 4JD

FLOORPLANS



3 Bedrooms 2 Receptions 1 Bathrooms 1119.45 sq ft

8, Glebe Cottages Elms Lane, Pett, TN35 4JD



Freehold
£335,000





Freehold

£335,000



3 Bedrooms

2 Receptions

1 Bathrooms

1119.45 sq ft

PROPERTY DETAILS

A three-bedroom terraced house set within this favoured road in Pett, offering excellent potential and enjoying lovely far-reaching views. The property provides a generous and versatile layout, including several useful storage spaces, and represents an ideal opportunity for buyers wishing to modernise a home to their own specification.

The ground floor includes a porch leading into the entrance hall, dining room, a separate living room with access to a conservatory overlooking the garden, and a kitchen which opens into an inner hallway. From here, a WC, a storage area, and a workshop, providing excellent scope for reconfiguration or future enhancement.

Upstairs, the first floor comprises three well-proportioned bedrooms and a family bathroom, all arranged off a central landing.

Externally, the property enjoys a good-sized rear garden with attractive open views, as well as off-road parking to the front. The garden and the favourable position of the house offer a lovely sense of space.

Many neighbouring homes on the road have been extended, making this property a superb candidate for similar improvement (subject to the necessary consents).

This is a fantastic opportunity to create a wonderful home in a highly sought-after village close to countryside and coastal walks, with Pett Level beach approximately one mile away. Viewing strictly by appointment.

W3W location - [///ports.highly.projects](https://ports.highly.projects)

ROOM DIMENSIONS

Front Door	Stairs to Landing
Porch	Bedroom
Entrance Hall	14'9" x 9'10" (4.52 x 3.02)
Living Room	Bedroom
15'10" x 11'2" (4.83 x 3.41)	14'0" x 8'7" (4.29 x 2.62)
Conservatory	Bedroom
12'5" x 9'6" (3.81 x 2.92)	10'11" x 6'11" (3.35 x 2.12)
Dining Room	Shower Room
10'11" x 9'8" (3.34 x 2.96)	8'11" x 5'8" (2.72 x 1.74)
Kitchen	Front and Rear Gardens
16'8" x 5'8" (5.10 x 1.73)	Countryside Views
Inner Hall	Off Road Parking
W.C	
Storage Cupboard	
Workshop	

FEATURES

- *** CHAIN FREE ***
- Three Bedrooms
- Living Room
- Kitchen
- Dining Room
- Conservatory
- In Need of Modernisation
- Rural Property with Countryside Views
- Off Road Parking
- Sought After Location



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.