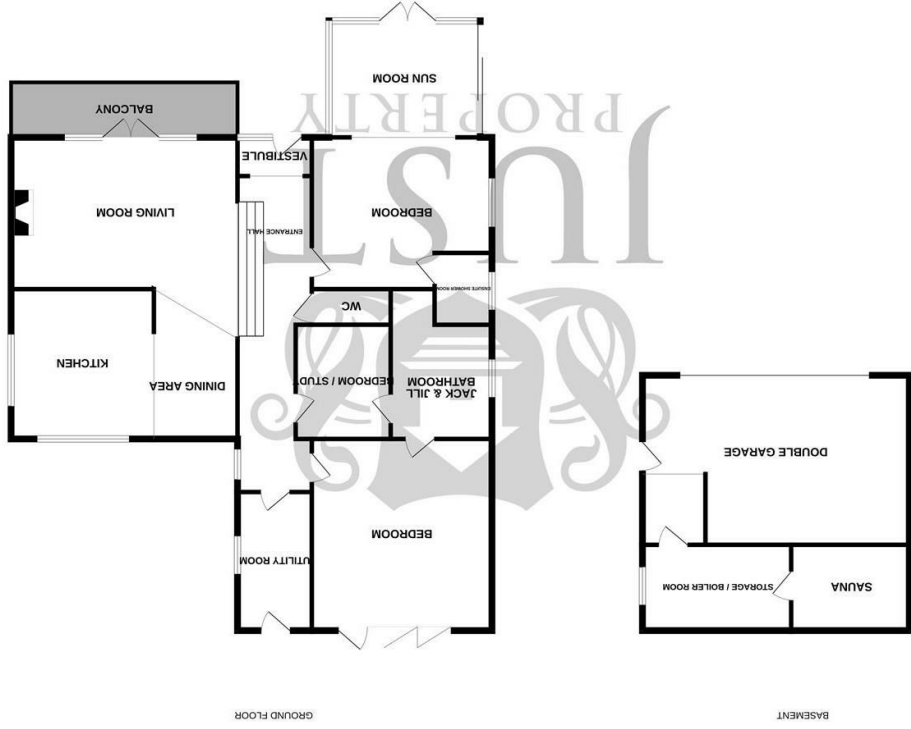


England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	81
Potential	83



FLOORPLANS

May Morning Chick Hill, Pett Level, TN35 4EG

www.justproperty.net



3 Bedrooms | 1 Receptions | 2 Bathrooms | 1399.31 sq ft

Freehold

£750,000

May Morning Chick Hill, Pett Level, TN35 4EG





3 Bedrooms 1 Receptions 2 Bathrooms 1399.31 sq ft

PROPERTY DETAILS

Offers in Excess Of £750,000

Situated just a five minute walk from Pett Level Beach down a private drive just off Chick Hill, this well-proportioned home offers versatile accommodation, generous living spaces and excellent additional facilities including a double garage and sauna.

The property is entered via a vestibule leading into a central entrance hall, providing access to three generous sized bedrooms. The spacious living room features a wood burner and is positioned to the front of the property. A set of double doors opens onto a south facing balcony, creating a bright and inviting space ideal for relaxing or entertaining. Adjacent to this is the dining area which connects conveniently to the kitchen, offering a practical layout for both everyday living and hosting guests.

The home offers three well-sized bedrooms on the main level, including one that could easily serve as a study or home office, this can be accessed via the ground floor level. A Jack & Jill bathroom serves two of the bedrooms, while a separate ensuite shower room and additional WC provide further convenience. A dedicated utility room adds valuable practicality.

At the front of the property, a light-filled sun room provides an additional reception space, ideal as a garden room, reading area or informal sitting room.

The lower ground level includes a substantial double garage along with a storage/boiler room and the added benefit of a private sauna, this can also be accessed by a separate door from the rear garden, offering excellent storage and lifestyle flexibility.

The property is positioned close to the historic seaside town of Hastings, the property enjoys a peaceful setting surrounded by countryside while remaining within easy reach of local amenities, coastal walks and transport links.

This attractive home offers flexible living space in a highly regarded location and would suit a variety of buyers seeking village life close to the coast.



ROOM DIMENSIONS

Front Door	Bedroom
Vestibule	14'11" x 14'9" (4.57 x 4.50)
Entrance Hall	Bedroom/Study
Living Room	8'11" x 8'1" (2.72 x 2.47)
18'3" x 13'5" (5.58 x 4.09)	Jack & Jill Bathroom
Balcony	8'10" x 7'9" (2.71 x 2.37)
Kitchen Diner	Utility Room
18'11" x 10'10" (5.77 x 3.32)	10'6" x 6'9" (3.21 x 2.06)
W.C	Double Garage
Bedroom	18'5" x 15'4" (5.63 x 4.69)
15'4" x 10'4" (4.68 x 3.17)	Store/ Boiler Room
Ensuite Shower Room	Sauna
Sunroom	Off Road Parking
12'4" x 8'1" (3.78 x 2.47)	Front and Rear Garden
	Area of Decking & Pond

FEATURES

- Detached House
- Two / Three Bedrooms With Main Bedroom Having Bi-Fold Doors
- Two Bathrooms & Seperate W.C
- Open Plan Living On The Upper Floors
- Balcony & Sea Views From Multiple Rooms
- Double Garage & Off Road Parking For Numerous Vehicles
- Quiet & Sought After Location
- Separate Door leading to Store Room / Sauna From Back Garden
- Well Established Gardens With Pond
- Solar Panels & Underfloor heating to most of the ground floor

