

**RUSH
WITT &
WILSON**



**Nainni Tal Cliff End Lane, Pett Level, East Sussex TN35 4EF
Guide Price £750,000**

Rush Witt & Wilson are pleased to offer a substantial detached property offering spacious and versatile accommodation which will appeal to a variety of buyers.

The ground floor comprises triple aspect L shaped living room, separate dining room, which could be utilised as a ground floor bedroom, utility room and shower room. A large well appointed kitchen of traditional style with a range of built in and integrated appliances, open plan to the dining area with direct access to the terrace and garden.

On the first floor there is a bedroom suite comprising bedroom, dressing area and shower room, two further bedrooms and a family bathroom.

There is a garden to the front and rear, driveway, parking and a large attached garage.

For further information and to arrange a viewing please contact our Rye Office 01797 224000.



Locality

Situated in the increasingly popular hamlet of Pett Level, only a short walk from miles of open shingle beach which extends from the cliffs at Fairlight to a nature reserve at Rye Harbour.

The neighbouring villages of Pett, Fairlight and Winchelsea Beach offer a range of local amenities including supermarket / post office, tea room, hairdressers, butchers, public houses/restaurants and active community halls.

Further shopping, sporting and recreational facilities can be found in the ancient Cinque Port town of Rye and the historic coastal town of Hastings, both of which are only a short drive away.

Beautiful undulating countryside borders the village. There are many rural walks and the Saxon Shore Way passes the property.

Reception Area

Porthole and further window to the front, skylight over, stairs rising to the first floor, door through to:

Inner Hallway

Doors off to the following:

Living Room

22'11 x 18'9 max (6.99m x 5.72m max)

A light and airy triple aspect L shaped room with windows to the front, side and rear, impressive inglenook style fireplace.

Dining Room/Bedroom

12'3 x 11'0 (3.73m x 3.35m)

Window to the front.

Kitchen

17'3 x 11'9 (5.26m x 3.58m)

Extensively fitted with a range of traditional style cupboard and drawer base units with matching wall mounted cabinets with built in coffee maker, complimenting solid worktop, inset sink, inset NEFF induction hob with twin Blomberg ovens beneath and extractor fan over, integrated dishwasher, integrated washing machine, island unit with further cupboard storage, built in microwave, integrated fridge and freezer, window to the rear, this is open plan to:

Dining Area

10'9 x 10'3 (3.28m x 3.12m)

Windows to the rear, lantern above, double doors with views and access to the side.

Utility Room

10'7 x 8'0 (3.23m x 2.44m)

Window to the rear, built in double cupboard.

Shower Room

7'4 x 5'11 (2.24m x 1.80m)

Window to the rear, shower cubicle, wash hand basin, low level wc, generous wall and floor tiling.

First Floor

Landing

Access to loft space, doors off to the following:

Bedroom Suite

16'4 x 15'1 max (4.98m x 4.60m max)

Window to the front and side elevations, shelved cupboard, access to eaves storage, door through to en-suite shower room, open access to:

Dressing Area

6'8 x 5'2 (2.03m x 1.57m)

Window to the rear, built in wardrobes to either side.

En-Suite Shower Room

7'2 x 6'5 (2.18m x 1.96m)

Window to the rear, shower cubicle, built in vanity unit with inset wash hand basin, low level wc, bidet, heated towel rail.

Bedroom

15'1 x 11'0 (4.60m x 3.35m)

Triple aspect with windows to the front, side and rear, open access to:

Dressing Area

Built in wardrobes.

Bedroom

10'9 x 8'6 (3.28m x 2.59m)

Window to the front, built in wardrobe.

Bathroom

9'4 x 6'6 (2.84m x 1.98m)

Window to the rear, deep bath with mixer tap and shower attachment over, vanity unit with inset wash hand basin, wc, heated towel rail.

Outside

Front Garden

Small terrace, offering privacy and seclusion being bordered by mature managed hedging and trees.

Driveway

Provides off road parking for several vehicles and access to:

Attached Garage

22'6 x 14'6 (6.86m x 4.42m)

Electric up and over door to the front, two windows to the side, window and personal door to the rear, power and light connected.

Rear Garden

The garden is a particular feature being well presented and comprising large terrace to the rear of the property, accessed from the dining area, steps rise to an area of lawn bordered by established beds containing a variety of shrubs, plants and seasonal flowers.

Agents Note

None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council Tax Band – E

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

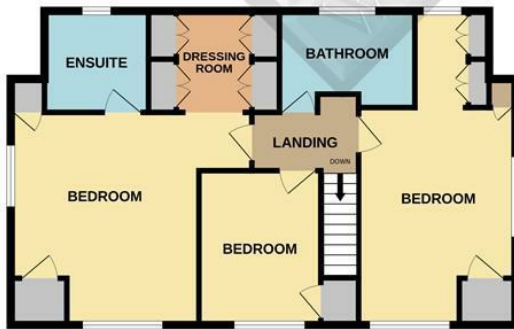
If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.



GROUND FLOOR
1428 sq.ft. (132.6 sq.m.) approx.

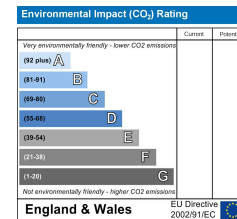
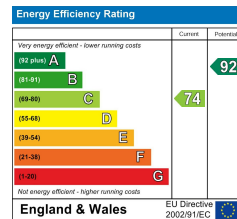


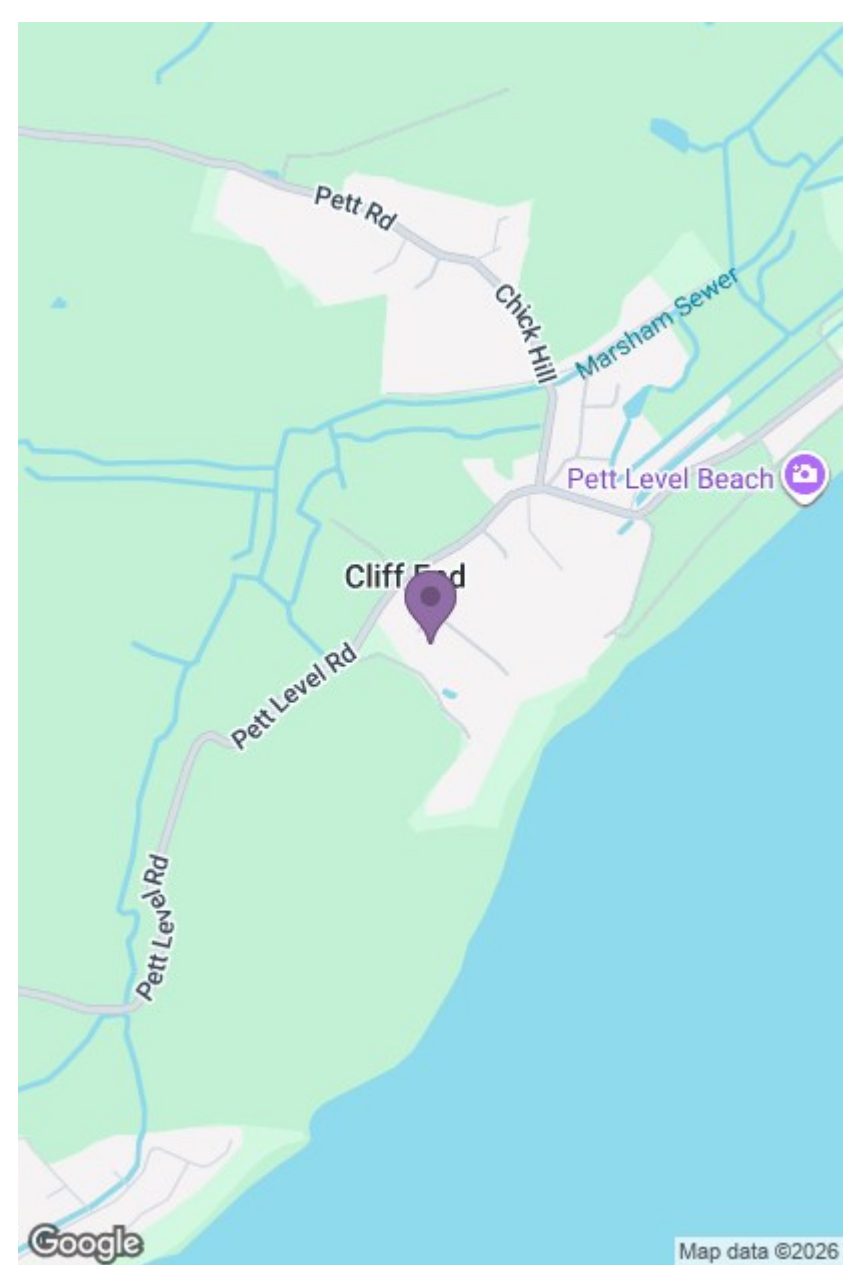
1ST FLOOR
761 sq.ft. (70.7 sq.m.) approx.



TOTAL FLOOR AREA : 2189 sq.ft. (203.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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