



## Nainni Tal, Cliff End Lane, Pett Level, TN35 4EF

AN EXTREMELY WELL PRESENTED AND SPACIOUS THREE DOUBLE BEDROOM, TWO RECEPTION ROOM DETACHED HOUSE, SITUATED WITHIN A SMALL RESIDENTIAL CUL-DE-SAC OF JUST FOUR PROPERTIES IN THIS FAVOURED COASTAL VILLAGE LOCATION WITHIN 500 YARDS OF PETT LEVEL BEACH, AS WELL AS A SHORT WALK TO THE SAXON SHORE WAY COASTAL WALK TO FAIRLIGHT AND HASTINGS COUNTRY PARK.

The property enjoys an elevated position with stunning countryside and farmland views from the first floor bedrooms with accommodation to include a spacious hallway with feature skylight, an impressive L-shaped triple aspect living room with feature Inglenook fireplace, a separate dining room and a 17'3 x 11'9 fitted kitchen with integrated appliances including a coffee machine & central island with the kitchen opening up into the breakfast/garden room. There is also a downstairs shower room/w.c and a separate store/cloaks room which could be used as a study or a utility room, subject to consents. To the first floor there are three double bedrooms each with fitted wardrobes (bedroom one & two have walk-in wardrobe areas) and there is an en-suite shower room to the main bedroom in addition to a family bathroom/w.c.

Outside, there is a double width driveway providing off road parking for up to four vehicles, a double garage and the gardens are a particular feature wrapping around the property being mainly laid to lawn and established with flower & shrub beds, all enjoying a south westerly aspect. Further benefits include gas fired central heating, double glazing and viewing is considered essential with owners Sole agent, Charles & Co.

Price £825,000

# Nainni Tal, Cliff End Lane, Pett Level, TN35 4EF



- Stunning Detached House
- Three Bedrooms, Two Reception Rooms
- Three Bathrooms
- Wonderful Established Gardens
- Quiet Coastal Location
- Immaculately Presented
- Wardrobes to All Bedrooms
- 500 yards to Pett Level Beach
- Countryside Views
- Driveway & Double Garage

## Open Entrance Hallway

### Entrance Hall

13'0 x 6'0 (3.96m x 1.83m)

### Living Room

23'3 x 18'10 max (7.09m x 5.74m max)

### Dining Room/Bedroom Four

12'2 x 11'0 (3.71m x 3.35m)

### Kitchen

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

### Breakfast Room

11'3 x 11'3 (3.43m x 3.43m)

### Store Room/Utility

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

## Downstairs Shower Room/W.C

7'4 x 6'0 (2.24m x 1.83m)

## First Floor Landing

### Bedroom One

15'3 x 13'1 (4.65m x 3.99m)

### En-Suite Shower Room/W.C

7'3 x 6'5 (2.21m x 1.96m)

### Bedroom Two

15'2 x 11'0 (4.62m x 3.35m)

### Bedroom Three

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

### Family Bathroom/W.C

9'4 x 6'7 (2.84m x 2.01m)

## Outside

### Driveway

### Double Garage

22'0 x 18'0 (6.71m x 5.49m)

### Front Garden

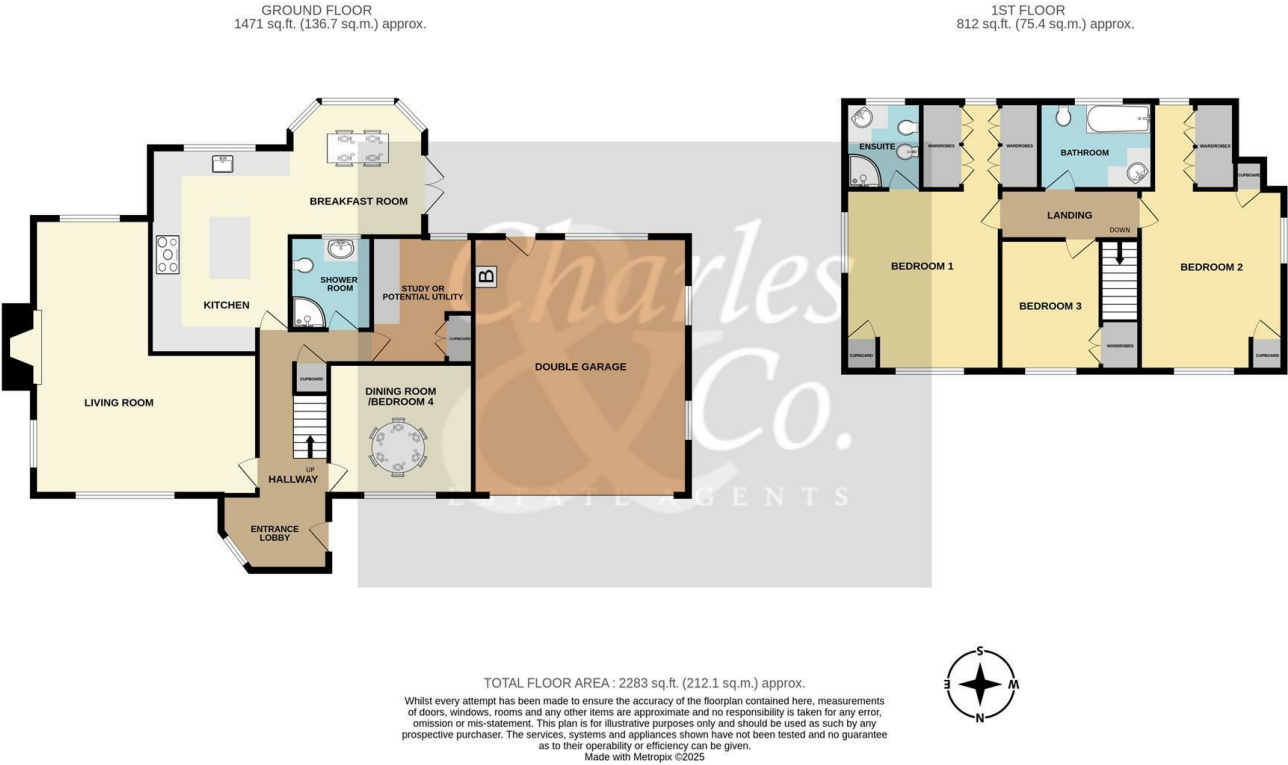
### Rear Garden







Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		92
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC