



Apple Tree Cottage, Pett Road, Pett, TN35 4HG

AN IMMACULATELY PRESENTED THREE BEDROOM DETACHED COTTAGE STYLE BUNGALOW, SITUATED IN THE FAVOURED VILLAGE OF PETT, BACKING ONTO OPEN FIELDS AND OPPOSITE COUNTRYSIDE WALKS AS WELL AS BEING CLOSE TO PETT LEVEL BEACH AND TWO VILLAGE PUBS.

The property was built in 1924 and provides versatile accommodation with a spacious open plan living room with coal/log burning stove and adjoining dining room, a modern kitchen with granite worktops and integrated appliances, a separate utility room/w.c. and there are also two en-suites (shower room & bathroom) to the principal bedrooms. The third bedroom is currently used as a family room and has French doors leading to and overlooking the rear gardens.

Outside, there is a 105ft driveway to the side providing off road parking for several vehicles and leads to the 22ft x 12ft detached garage (built in 2013) with electric roller door and personal door to the rear garden. The 70ft x 60ft rear gardens are mainly laid to lawn with a patio area and backs onto open fields. Further benefits include gas fired central heating, double glazing and viewing is strictly by appointment with the owners Sole agent, Charles & Co.

Price £595,000

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- Three Bedroom Detached Bungalow
- Separate Utility/W.C.
- 105ft Driveway & Garage
- Close to Walks & Beach
- Living Room Open to Dining Room
- Two En-Suites (Bath & Shower)
- Gardens Backing onto Fields
- Kitchen with Built-in Appliances
- Bedroom Three/Family Room
- Favoured Pett Village

Entrance Porch

Living Room

18'3 x 11'9 (5.56m x 3.58m)

Dining Room

10'6 x 9'10 (3.20m x 3.00m)

Kitchen

10'5 x 9'7 (3.18m x 2.92m)

Utility Room/W.C

7'0 x 5'3 (2.13m x 1.60m)

Bedroom One

15'6 x 9'6 (4.72m x 2.90m)

En-Suite Shower Room

7'7 x 5'5 (2.31m x 1.65m)

Inner Hallway

Bedroom Two

13'2 x 10'7 (4.01m x 3.23m)

En-Suite Bathroom

8'7 x 6'5 (2.62m x 1.96m)

Bedroom Three/Family Room

15'7 x 9'5 (4.75m x 2.87m)

Outside

Front Garden

Driveway

105'0 (32.00m)

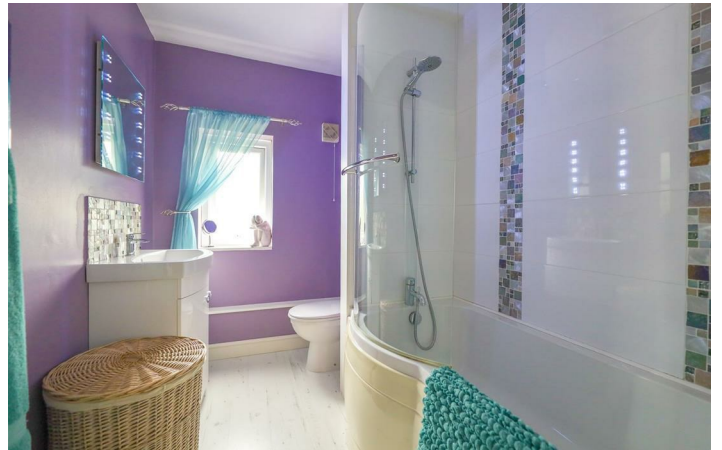
Detached Garage

22'0 x 12'0 (6.71m x 3.66m)

Rear Garden

70'0 x 60'0 (21.34m x 18.29m)





Floor Plan

GROUND FLOOR
1090 sq.ft. (101.3 sq.m.) approx.



TOTAL FLOOR AREA : 1090 sq.ft. (101.3 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		