



1 Hawthorne Cottage, Pett Road, Pett, TN35 4HA

A STUNNING TWO BEDROOM SEMI-DETACHED PERIOD COTTAGE TUCKED AWAY IN THIS SOUGHT AFTER VILLAGE LOCATION CLOSE TO TWO LOCAL VILLAGE PUBS, COUNTRYSIDE WALKS, GUESTLING WOOD AND THE BEACH AT PETT LEVEL.

This beautiful Cottage dates back to around 1850 and is set back behind a private gated entrance, enjoying views from the house and the gardens towards Battery Hill and Fairlight Church. The accommodation is arranged over two floors to include a living room with feature Inglenook fireplace, a fitted kitchen with built-in appliances and there is a downstairs shower room/w.c with walk in double shower cubicle. To the first floor there is a 10'3 x 9'9 main bedroom which has stunning countryside views towards Fairlight and a 9'8 x 7'3 bedroom two also with views towards Fairlight.

Outside, there is a gated entrance to the property leading to a lawned front garden with a shared brick pathway to the main entrance, a gate leading to the side and rear gardens, which again enjoys extensive views towards Fairlight. There is also a rear garden with timber shed and separate garden store with the gardens being ideal for alfresco dining and entertaining.

Further benefits include gas fired central heating, upvc & timber double glazing and the property is to be sold CHAIN FREE. Viewing is strictly by appointment with Sole agent, Charles & Co.

Price £325,000

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- Stunning Semi Detached Cottage
- Tucked Away Location
- Beautiful Character & Charm
- Two Bedrooms with Views
- Lounge with Inglenook Fireplace
- Kitchen with Built-in Appliances
- Shower Room/W.C
- Favoured Pett Village
- Gas C.H. & Mains Drainage
- To Be Sold CHAIN FREE

Shared Entrance Porch

Living Room

9'11 x 9'9 (3.02m x 2.97m)

Kitchen

9'2 x 7'2 (2.79m x 2.18m)

Inner Hallway

Downstairs Shower Room/W.C

Rear Lobby

First Floor

Bedroom One

10'3 x 9'9 (3.12m x 2.97m)

Bedroom Two

9'8 x 7'3 (2.95m x 2.21m)

Outside

Front Garden

50'0 (15.24m)

Side Garden/Patio

32'0 x 16'0 (9.75m x 4.88m)

Rear Garden

33'0 x 27'0 (10.06m x 8.23m)





Floor Plan

GROUND FLOOR
289 sq.ft. (26.9 sq.m.) approx.

1ST FLOOR
186 sq.ft. (17.3 sq.m.) approx.



TOTAL FLOOR AREA : 475 sq.ft. (44.1 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		66	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	