



## Sunnyside Marsham Brook Lane, Pett Level, TN35 4HF

A SPACIOUS AND EXTREMELY WELL PRESENTED THREE DOUBLE BEDROOM DETACHED BUNGALOW, OCCUPYING A LARGE PLOT IN THIS POPULAR LOCATION CLOSE TO PETT LEVEL BEACH AS WELL AS LOCAL COASTAL & COUNTRYSIDE WALKS. THERE IS A LARGE DRIVEWAY (APPROX. 3,500sq ft.) TO THE FRONT WITH A DETACHED DOUBLE GARAGE AND GARDENS THAT SURROUND THE PROPERTY PROVIDING SECLUSION & PRIVACY.

Sunnyside offers deceptive and versatile accommodation to include a 19'9 x 17'10 living room with wood burner & adjoining 11'5 x 11'3 double glazed conservatory and an impressive 17'10 x 17'10 kitchen/breakfast room with built-in appliances & wood burner with a separate utility room. Each of the three bedrooms are doubles and there is also an 11'6 x 7'7 re-fitted family bath/shower room with stand alone bath & double shower enclosure as well as a separate w.c.

Outside, the 65'0 x 55'0 gravel driveway provides ample parking for several vehicles and leads to the detached double garage. The gardens are a particular feature with formal lawns and a patio area which adjoins the conservatory. Further benefits include gas fired central heating, solar panelling and solar water as well as upvc double glazing. Pett Level is ideally positioned between the historic towns of Hastings & Rye with local amenities in Winchelsea Beach & Ore Village and bus services run along the Pett Level Road connecting to surrounding locations. Viewing is considered essential with the owners Sole agent, Charles & Co. to appreciate this wonderful home which is set in such an attractive coastal location.

**Price £650,000**



# Sunnyside Marsham Brook Lane, Pett Level, TN35 4HF



- Wonderful Detached Bungalow
- Kitchen/Breakfast Room & Utility
- Family Bath/Shower Room
- Viewing Considered Essential
- Close To Beach & Walks
- Living Room & Conservatory
- Driveway & Detached Garage
- Large Plot & Gardens
- Three Double Bedrooms
- Patio & Lawned Gardens

## Entrance Porch

6'2 x 4'8 (1.88m x 1.42m)

## Kitchen/Breakfast Room

17'10 x 17'10 (5.44m x 5.44m)

## Utility Room

12'4 x 5'10 (3.76m x 1.78m)

## Inner Hallway Hall

## Separate Cloakroom/W.C

## Living Room

19'9 x 17'10 (6.02m x 5.44m)

## Double Glazed Conservatory

11'5 x 11'3 (3.48m x 3.43m)

## Bedroom One

14'6 x 13'0 (4.42m x 3.96m)

## Bedroom Two

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

## Bedroom Three

12'2 x 9'0 (3.71m x 2.74m)

## Family Bath/Shower Room

11'6 x 7'7 (3.51m x 2.31m)

## Outside

## Driveway

65'0 x 55'0 (19.81m x 16.76m)

## Detached Double Garage

18'0 x 17'0 (5.49m x 5.18m)

## Gardens

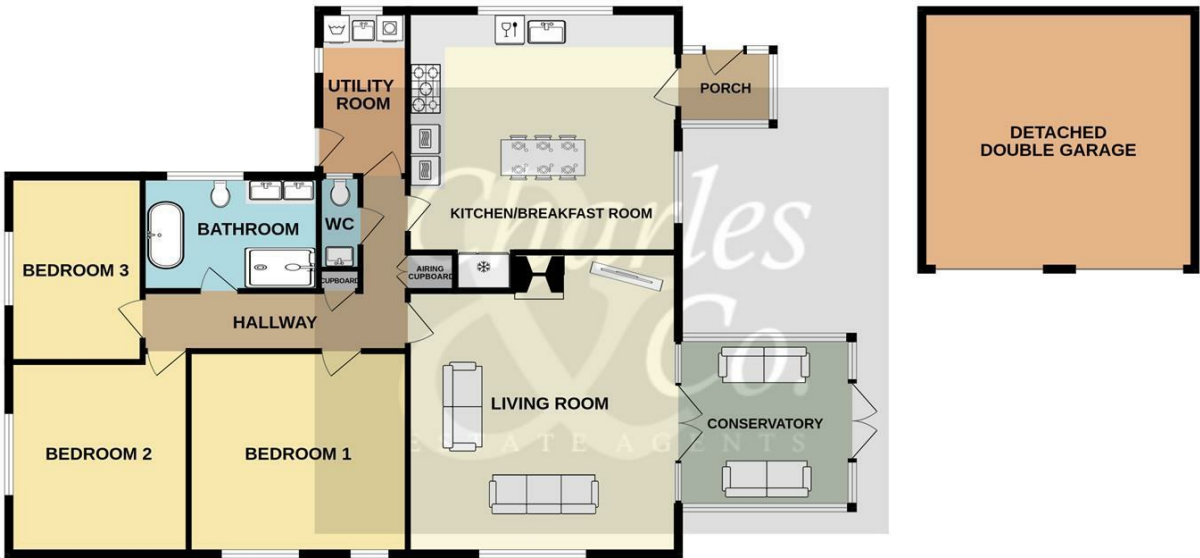






Floor Plan

GROUND FLOOR  
1502 sq.ft. (139.5 sq.m.) approx.



TOTAL FLOOR AREA : 1502 sq.ft. (139.5 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	76
(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		