



## The Red House, Pett Level Road, Pett Level, TN35 4EE

A WELL PRESENTED AND DECEPTIVELY SPACIOUS SIX BEDROOM, THREE RECEPTION ROOM DETACHED FAMILY HOUSE ENJOYING AN ELEVATED POSITION IN THIS FAVOURED VILLAGE LOCATION WITHIN IMMEDIATE WALKING DISTANCE OF PETT LEVEL BEACH AND LOCAL COASTAL & COUNTRYSIDE WALKS.

The Red House was built in 2004 for the current owners by a reputable local builder, Mr M Wells to a high specification. There was an emphasis on spacious and versatile accommodation to include an impressive 15'9 x 14'2 reception hall with central staircase and galleried landing, a downstairs cloakroom/w.c, large kitchen with built-in appliances and an adjoining breakfast room which leads out to the rear gardens as well as a separate utility room. The 23'0 x 15'4 dual aspect living room has a feature fireplace with fitted wood burner and there is also a separate dining room/games room. To the first floor there are six bedrooms with the main bedroom having an en-suite bath/shower room and a walk-in wardrobe. Bedroom six could also be used as an office or study and enjoys views towards Chick Hill. There is also a large family bath/shower room and outside there is a block paved driveway providing off road parking for several vehicles as well as an integral double garage. The gardens wrap around the property with the 65ft rear garden being laid to lawn and including an outdoor heated swimming pool.

Further benefits include gas fired central heating, double glazing and the property is available CHAIN FREE. Viewing is considered essential and strictly by appointment with Sole agent, Charles & Co.

Offers in excess of £925,000



# The Red House, Pett Level Road, Pett Level, TN35 4EE



- Substantial Detached Family House
- Well Presented Throughout
- Close to the Beach and Walks
- Six Bedrooms, Three Receptions
- Living Room with Feature Fireplace
- En-Suite & Family Bathrooms
- Lawned Gardens & Swimming Pool
- Favoured Pett Level Location
- Impressive 220sq ft Reception Hall
- Driveway & Double Garage

## Reception Hall

15'9 14'2 (4.80m 4.32m)

## Downstairs Cloakroom/W.C

## Living Room

23'0 x 15'4 (7.01m x 4.67m)

## Dining/Games Room

14'2 x 13'3 (4.32m x 4.04m)

## Kitchen

16'1 x 14'5 max (4.90m x 4.39m max)

## Breakfast Room

14'0 x 9'9 (4.27m x 2.97m)

## Utility Room

10'7 x 6'5 (3.23m x 1.96m)

## First Floor Galleried Landing

15'10 x 14'0 (4.83m x 4.27m)

## Bedroom One

15'4 x 14'2 (4.67m x 4.32m)

## En-Suite Bath/Shower Room

8'6 x 8'4 (2.59m x 2.54m)

## Walk-in Wardrobe

8'6 x 6'3 (2.59m x 1.91m)

## Bedroom Two

14'2 x 13'6 (4.32m x 4.11m)

## Bedroom Three

11'11 x 10'6 (3.63m x 3.20m)

## Bedroom Four

12'7 x 8'0 (3.84m x 2.44m)

## Bedroom Five

10'8 x 10'5 (3.25m x 3.18m)

## Bedroom Six/Study

12'6 x 11'4 (3.81m x 3.45m)

## Family Bath/Shower Room

14'2 x 9'6 (4.32m x 2.90m)

## Outside

## Driveway

## Front Garden

## Integral Double Garage

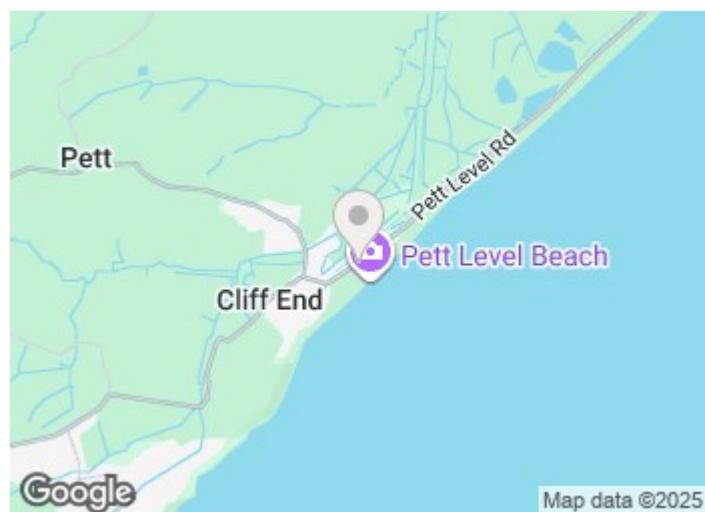
19'8 x 17'3 (5.99m x 5.26m)

## Side Garden

42'0 (12.80m)

## Rear Garden

65'0 (19.81m)





## Floor Plan



TOTAL FLOOR AREA : 2937 sq.ft. (272.8 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	78	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	