



## 1 Rose Cottage Pett Road, Pett, TN35 4HG

A THREE BEDROOM, TWO RECEPTION ROOM SEMI DETACHED HOUSE SITUATED IN THE POPULAR PETT VILLAGE CLOSE TO LOCAL COUNTRYSIDE AND WOODLAND WALKS AS WELL AS TWO LOCAL VILLAGE PUBS AND THE BEACH AT PETT LEVEL. THE PROPERTY DOES REQUIRE SOME UPDATING AND MODERNISATION BUT OCCUPIES A LARGE DOUBLE PLOT AND BACKS ONTO OPEN FIELDS. THE PROPERTY IS TO BE SOLD CHAIN FREE.

The cottage provides accommodation to include an understairs cloakroom/w.c., a living room with fireplace, a separate dining room, also with feature fireplace, an adjoining utility/store room and the dining room leads out into the rear conservatory. There is also a 11'3 x 7'8 fitted kitchen with side porch and to the first floor, there is a 15'7 x 10'7 main bedroom, a 10'5 x 9'1 bedroom two (fitted wardrobes to both bedrooms one & two) and a 9'2 x 8'9 third bedroom. In addition, there is a family bathroom with separate shower cubicle.

Outside, the gardens are a particular feature of the property extending to 145ft x 130ft. There is a gated driveway to the side providing off road parking and the large gardens are mainly laid to lawn with outbuildings, greenhouses and a summerhouse. Further benefits include gas fired central heating (not tested), double glazing and the property is to be sold CHAIN FREE. Viewing is strictly by prior appointment with Charles & Co.

Price £499,950

# 1 Rose Cottage Pett Road, Pett, TN35 4HG



- Village Semi Detached Cottage
- Kitchen & Utility Room
- Driveway with Off Road Parking
- To Be Sold Chain Free
- Three Bedroom, Two Reception
- Downstairs Cloakroom/W.C.
- Pett Village location
- 14'3 x 9'10 Rear Conservatory
- Family Bath/Shower Room
- Large Side & Rear Garden

## Entrance Porch

## Entrance Hall

12'0 x 5'3 (3.66m x 1.60m)

## Downstairs Cloakroom/W.C

## Living Room

12'11 x 11'10 (3.94m x 3.61m)

## Dining Room

12'11 x 10'7 (3.94m x 3.23m)

## Utility Room

10'8 x 5'5 (3.25m x 1.65m)

## Conservatory

14'3 x 9'10 (4.34m x 3.00m)

## Kitchen

11'3 x 7'8 (3.43m x 2.34m)

## Side Porch

## First Floor Landing

## Bedroom One

15'7 x 10'7 (4.75m x 3.23m)

## Bedroom Two

10'5 x 9'1 (3.18m x 2.77m)

## Bedroom Three

9'2 x 8'9 (2.79m x 2.67m)

## Bath/Shower Room/W.C

8'5 x 7'9 (2.57m x 2.36m)

## Outside

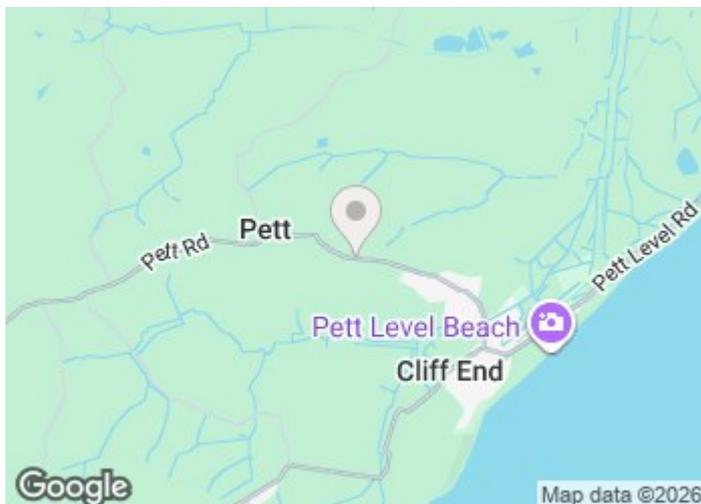
## Front Garden

## Driveway

## Side Garden

## Rear Garden

145'0 x 130'0 (44.20m x 39.62m)





# Floor Plan



TOTAL FLOOR AREA: 1177 sq.ft. (109.3 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) <b>A</b>		
	<b>B</b>		
	<b>C</b>		
	<b>D</b>		
	<b>E</b>	51	
	<b>F</b>		
	<b>G</b>		
Not energy efficient - higher running costs			
			71

England & Wales EU Directive 2002/91/EC