



## 2 Hawthorne Cottage Pett Road, Pett, TN35 4HA

A BEAUTIFULLY PRESENTED AND CHARACTERFUL TWO BEDROOM SEMI-DETACHED PERIOD COTTAGE TUCKED AWAY IN THIS SOUGHT AFTER VILLAGE LOCATION, CLOSE TO WOODLAND AND COUNTRYSIDE WALKS, TWO LOCAL VILLAGE PUBS AS WELL AS THE BEACH AT PETT LEVEL.

This attractive Cottage is set back with a private gated entrance and enjoys views from the front towards Battery Hill and Fairlight Church. Accommodation is arranged over two floors to include a sitting room with feature open fireplace, a bespoke kitchen with solid oak work surfaces, built in appliances and a utility cupboard. There is also a contemporary downstairs shower room/w.c with walk in double shower cubicle and to the first floor there is a 10'3 x 9'9 main bedroom which has stunning countryside views towards Fairlight and a 9'9 x 7'8 bedroom two with a wardrobe recess and access into the 14ft attic storage space.

Outside, there is a gated entrance to the property (on street parking only) leading to an open plan, lawned and landscaped front garden with a vegetable garden, perennial plants and fruit trees and a central shared brick pathway to the main entrance with the pathway extending to the side access and rear garden. There is an attractive 35ft rear courtyard garden with outside store, timber garden shed, a sandstone paved area and a raised brick patio being timber fence and hedge enclosed providing a pleasant area for al fresco dining.

The cottage also provides benefits to include parquet flooring to the sitting room, gas fired central heating and viewing is strictly by prior appointment via Sole agent, Charles & Co.

Price £369,950

## 2 Hawthorne Cottage Pett Road, Pett, TN35 4HA



- Stunning Semi Detached Cottage
- Close to Woodland Walks
- Two Double Bedrooms
- Available to Buy CHAIN FREE
- Favoured Pett Village
- Living Room & Conservatory
- Shower Room/W.C
- Tucked Away Location
- Kitchen with Built-in Appliances
- Gardens to Front & Rear

### Shared Entrance Porch

### Sitting Room

11'10" x 9'10" (3.61m x 3.02m )

### Kitchen

10'0 x 9'7 (3.05m x 2.92m)

### Sun/Dining Room

8'8 x 7'10 (2.64m x 2.39m)

### Inner Lobby

### Downstairs Shower Room/W.C

7'10 x 6'9 (2.39m x 2.06m)

### First Floor

### Bedroom One

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

### Bedroom Two

9'9 x 7'8 (2.97m x 2.34m)

### Outside

### Front Gardens

50'0 (15.24m)

### Rear Courtyard Garden

35' (10.67m)







Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC