



Wythenden Pett Road, Pett, TN35 4HG

AN EXTREMELY WELL PRESENTED THREE DOUBLE BEDROOM DETACHED CHALET STYLE HOUSE, SET BACK FROM PETT ROAD ENJOYING A 90ft x 90ft BEAUTIFULLY ESTABLISHED REAR GARDEN WITH COUNTRYSIDE VIEWS. THE PROPERTY IS CLOSE TO LOCAL COUNTRYSIDE & WOODLAND WALKS AS WELL AS THE BEACH AT PETT LEVEL AS WELL AS BEING BETWEEN BOTH VILLAGE PUBS AND THE HISTORIC TOWNS OF HASTINGS & RYE.

The property provides comfortable and spacious living accommodation over two floors to include an impressive entrance vestibule overlooking the front gardens, a reception hallway, a dual aspect living room with feature fireplace & wood burning stove, a separate dining room which overlooks the side gardens and a modern kitchen/breakfast room with built in appliances and a walk in utility cupboard. There are also two double bedrooms to the ground floor, each with built in double wardrobes, as well as a downstairs shower room/w.c with walk in double shower cubicle. To the first floor there is a 15'5 x 13'4 max main bedroom with fitted wardrobes and an en-suite bathroom/w.c with a contemporary suite. There is also storage to the eaves and a 13'0 x 11'0 attic room which could be converted into a bedroom or dressing room (subject to necessary consents).

A particular feature of the property are the gardens which have been wonderfully landscaped and include formal lawns with flower & shrub beds, a large Indian sandstone patio, a seating area, a separate vegetable and fruit garden, as well as a summer house, garden store and a wood store to the side. In addition, there is a level gravel driveway providing off road parking for several vehicles, an 18'6 x 10'8 garage and further benefits include gas fired central heating, double glazing, oak flooring and viewing is considered essential with Sole agent, Charles & Co.

Price £650,000

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- Beautifully Presented Detached Home
- Two Separate Reception Rooms
- En-Suite Bathroom To Main Bedroom
- Close to Countryside & Beach
- Situated in Sought After Pett Village
- Modern Kitchen/Breakfast Room
- Large Driveway & Garage
- Three Double Bedrooms
- Downstairs Shower Room/W.C
- Stunning Gardens with Views

Entrance Vestibule

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

Reception Hall

13'4 x 10'10 (4.06m x 3.30m)

Living Room

17'11 x 12'11 (5.46m x 3.94m)

Dining Room

13'11 x 12'0 (4.24m x 3.66m)

Kitchen/Breakfast Room

16'0 x 14'5 max (4.88m x 4.39m max)

Bedroom Two

14'11 x 11'4 (4.55m x 3.45m)

Bedroom Three

14'11 x 11'8 max (4.55m x 3.56m max)

Shower Room/W.C

8'3 x 8'0 (2.51m x 2.44m)

First Floor

Bedroom One

15'5 x 13'4 max (4.70m x 4.06m max)

En Suite Bathroom/W.C

10'8 x 6'9 (3.25m x 2.06m)

Attic Room

13'0 x 11'0 (3.96m x 3.35m)

Outside

Front Garden

Driveway

Garage

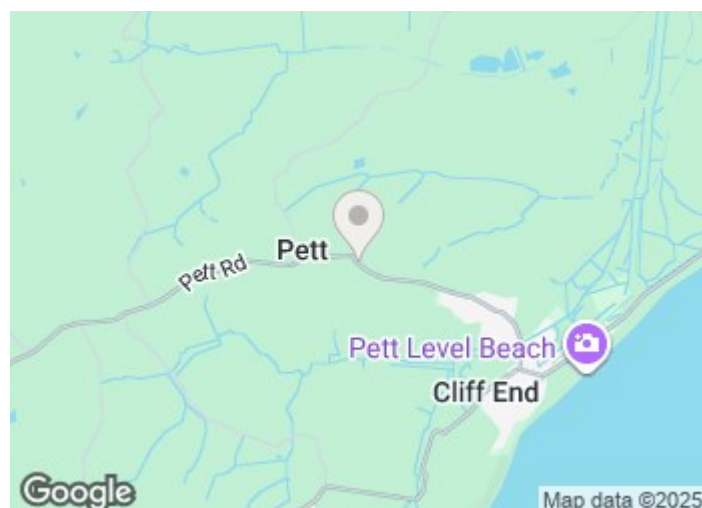
18'6 x 10'8 (5.64m x 3.25m)

Wood/Bin Store

14'5 x 9'6 (4.39m x 2.90m)

Rear Garden

90' x 90' (27.43m x 27.43m)





Floor Plan



TOTAL FLOOR AREA : 1893 sq.ft. (175.9 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		80
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC