

PHILLIPS & STUBBS



coastal +
COUNTRY



Situated on the south coast of England between Rye and Hastings in an Area of Outstanding Natural Beauty enjoying panoramic views of the sea and adjoining countryside. Set on a south east facing gentle sloping hill above the Napoleonic military canal and Saxon foreshore of Pett Level. Various walks directly across the field at the bottom of the garden lead to a lake and onwards to Pett Pools and the sea. Fairlight Glen and the fire-hills close by offer further stunning walks. Hastings Old Town with an extensive range of services and the fashionable food shop, Judges are within 6 miles to the south west. The Ancient Town and Cinque Port of Winchelsea within 4.5 miles, is one of the few examples of a Bastide town in England, with Roman style streets around a giant square, complimented by the delightful cathedral type church of St Thomas the Martyr with its semi ruined transept arches. The ancient sister town of Rye 6 miles away, has a Wednesday morning farmer's market, fresh fish shops and an excellent collection of restaurants and shops. Rye is well known for its golf course, lawn tennis club and sailing harbour. Within the area are good mainline services to London. Battle 10 miles away (London 80/90mins/Charing Cross, Cannon Street). Alternatively, there is a Rye to Ashford line with high speed connection at Ashford to London St. Pancras in 37 minutes.

Historical Note: Pett Level was occupied by Stone Age man and later the Romans mined iron, that can be seen in the nearby cliffs.

The original cottage which dates from 1919 has recently been substantially extended and completely refurbished with all of the main rooms taking advantage of the southerly sea views.

Front door into the **main open plan kitchen/dining/family room**. Tiled floor, double doors out to the garden and decked area. The fitted kitchen has an integrated dishwasher, refuse bin, Rangemaster cooker with 6 ring gas hob and extractor fan over. Twin ceramic sink and marble worksurface. **Utility room** with tiled floor, built in units with a stainless steel sink unit, plumbing for a washing machine, gas boiler and hot water cylinder. **Inner hall** with stairs rising to the first floor. Door to **cloakroom** with w.c and wash hand basin. **Living room** is triple aspect, fireplace with woodburning stove, hardwood flooring, double doors out to the garden.

First floor landing doors off to all bedrooms and family bathroom. Exposed pine flooring throughout. Widespread countryside and sea views from the rear facing bedrooms. **Bedroom 1** is vaulted with white washed wooden boarding. En suite shower room comprising shower cubicle, w.c, wash hand basin, vaulted ceiling. **Bedroom 2** double aspect, vaulted ceiling. **Bedroom 3** double aspect. **Bedroom 4** window to rear. **Family bathroom** comprising roll top bath, corner shower cubicle, w.c, wash hand basin, window to front.

Outside: Off the unmade track the drive rises steeply to the property where there is an area of parking/turning and a useful timber studio/workshop. The main rear garden has raised decking, as mentioned, the whole of the rear enjoying the panoramic views over rolling farmland down towards the beach and sea views beyond.

Local Authority – Rother. Council Tax Band E

Price guide: £1,395,000 freehold

Westcott, Chick Hill, Pett, East Sussex TN35 4EQ



A recently renovated and extended four bedroom house set up on high ground commanding widespread views across adjoining farmland and sea views over Rye Bay.

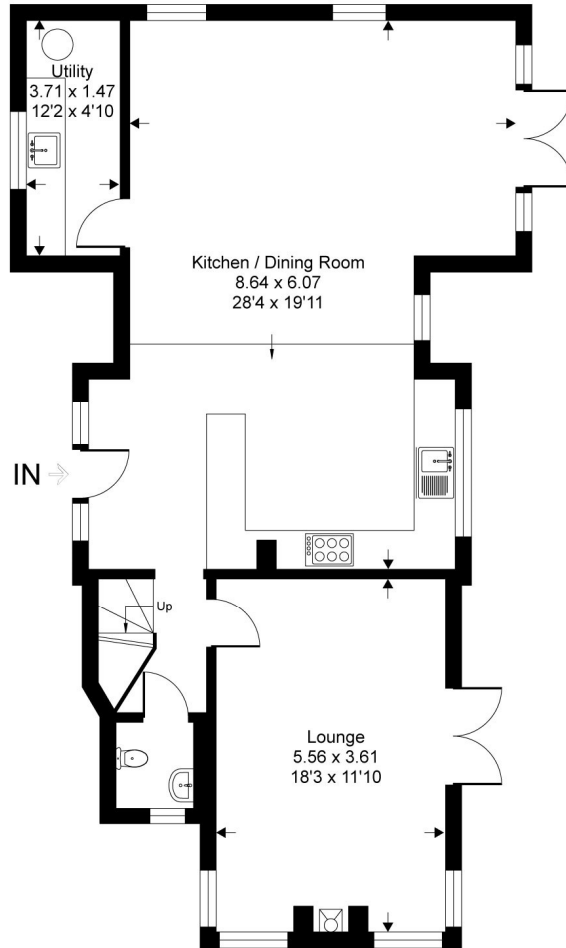
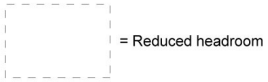
- Main open plan family/dining/kitchen area
- Utility room
- Inner hall
- Living room
- Cloakroom
- First floor landing
- Bedroom 1 with en suite shower room
- 3 further bedrooms
- Family bathroom
- Gas heating
- Double glazing
- EPC rating C
- Off road parking
- Rear decked terrace and lawned garden with timber studio/workshop



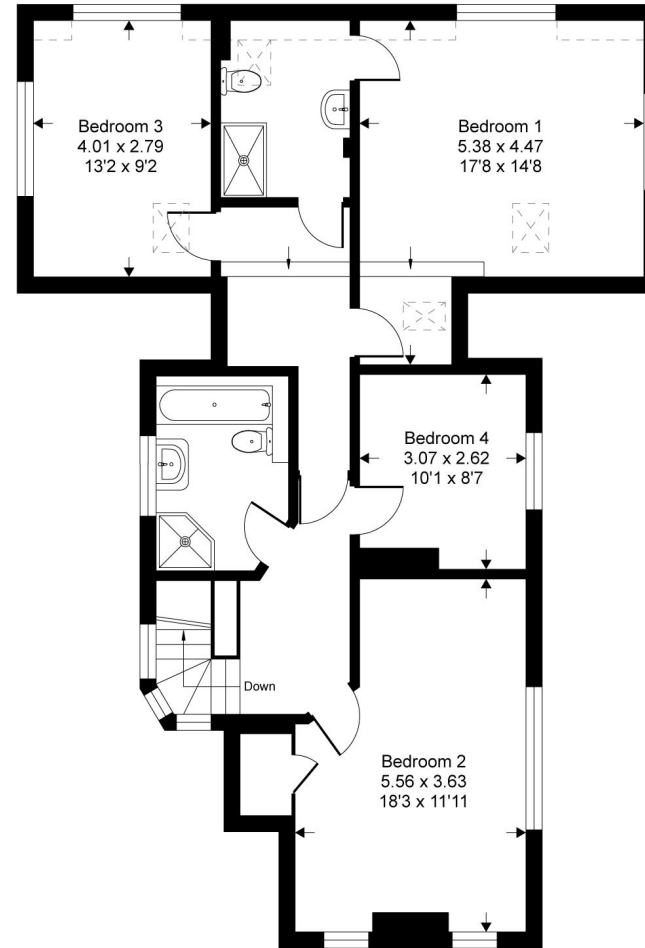
Directions: Leaving Rye in a westerly direction on the A259 after approximately 2 miles turn left signposted Winchelsea Beach continue for approximately 4 miles into Pett Level, continue where the road will sharply turn right after approx 100 metres on the right look for a signpost to Pett Village, this road is Chick Hill, take this hill almost to the top and the property is situated on the right hand side down a track., the property is not visible from Chick Hill. At the top of the track there is a five bar gate, go through the gate and down the unmade farm track where the drive will be seen on the left go up steep drive to the property. The track also serves the adjoining farmland.

Chick Hill, TN35

Approximate Gross Internal Area = 169 sq m / 1817 sq ft
(excludes restricted head height)



Ground Floor



First Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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