

PHILLIPS & STUBBS



coastal +
COUNTRY



Set just back from the beach in the coastal hamlet of Pett Level from where there are far reaching widespread sea views over Rye Bay. The property adjoins Cornish style cliffs ringing a most attractive cove and bathing beach. In the vicinity are spectacular cliff top walks, local nature reserve and bird sanctuary. Nearby Winchelsea Beach boasts a nationally renowned local butcher, delicatessen and supermarket. The Ancient Town and Cinque Port of Rye famed for its medieval architecture and cobbled ways including Mermaid Street and Church Square is within 5 miles. The town offers a range of local independent shops, schools for all ages, general weekly market and local train services to Eastbourne and to Ashford with high speed connections to London St. Pancras (37 minutes) and Eurostar. Westwards is Hastings with its seafront promenade, Old Town and Priory Meadow shopping centre.

Forming a detached house of colour washed rendered elevations beneath a part pitched tiled and part flat roof. Originally dating from 1815 it was a lock keepers cottage situated at the end of the Royal Military Canal. The current owner purchased the cottage in 1965 then remodelled and extended the property in 1981.

Front door into an **entrance lobby** with built in cupboards and inner door to, **Kitchen/breakfast room** fitted with a range of pine units, marble worksurfaces, twin sink unit, tiled floor, space for an electric cooker, fridge, freezer and dishwasher. Window to the rear and double doors out to the side garden.

Living room with tiled floor, windows to the front. Additional glazed sliding doors out to the rear garden.

Snug has a window to the front.

Inner lobby to a laundry room and cloakroom with w.c and wash hand basin.

First floor landing, built in cupboards, doors off to all bedrooms and family shower room.

Bedroom 1 with a range of built in wardrobes, window to front, door out to a balcony enjoying sea views.

Bedroom 2 built in wardrobe, window to front.

Bedroom 3 window to rear. **Bedroom 4** window to rear.

Family shower room comprising shower cubicle, w.c and wash hand basin.

Outside: To the front there is a drive providing off road parking. The front garden is well screened with mature shrubbery, there is access either side to the large rear garden which is also screened by mature trees and shrubs.

The main driveway is private and shared with five neighbouring properties. There is a footpath opposite providing access directly to the beach, alternatively follow the driveway up to a five bar gate on the left straight onto the beach.

**Local Authority – Rother District Council
Council Tax Band E**

Price guide: £1,100,000 freehold

White House, Pett Level Road, Pett Level, East Sussex TN35 4EH



A detached four bedroom coastal house set back from the beach with good sized gardens and enjoying sea views from the first floor over Rye Bay.

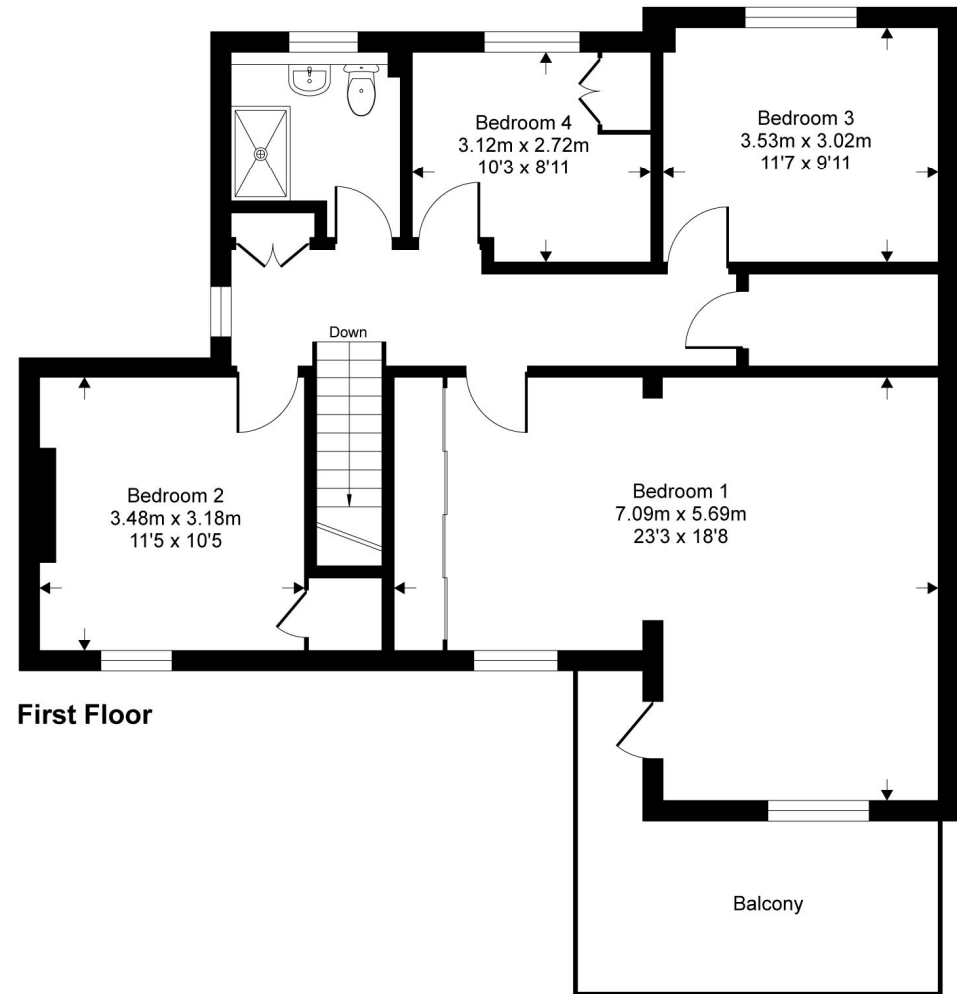
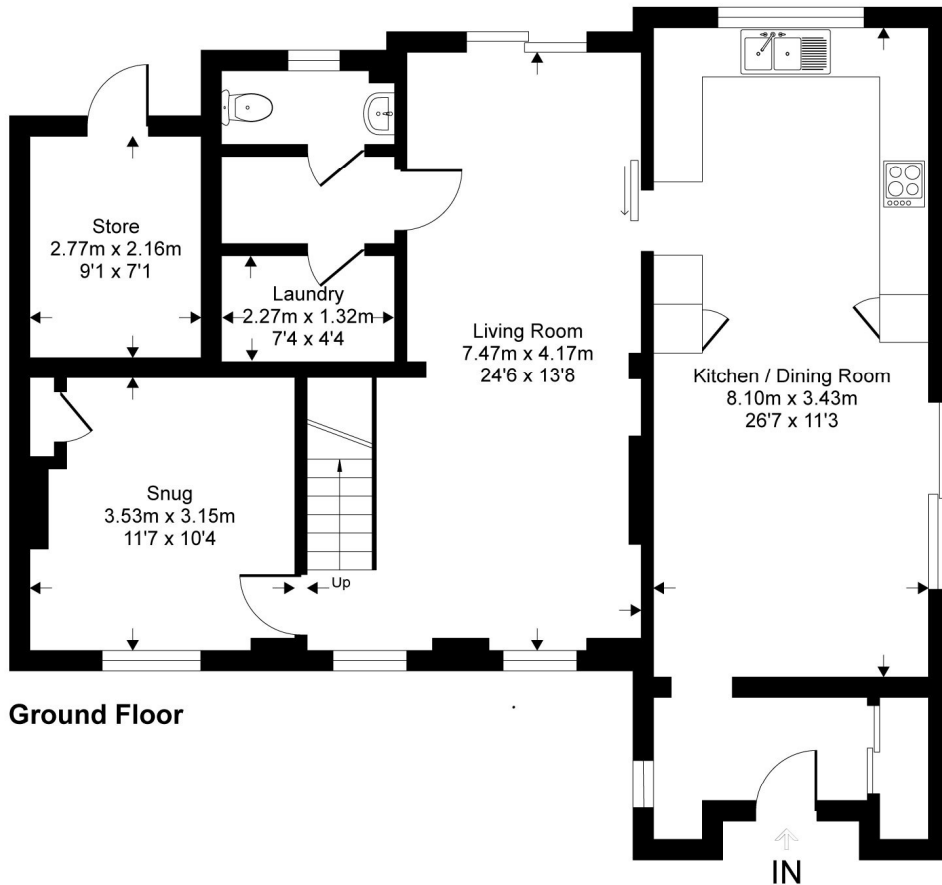
- Entrance lobby • Kitchen/breakfast room • Living room • Snug • Laundry room • Cloakroom
- First floor landing • Bedroom 1 opening onto a balcony with sea views • 3 further bedrooms • Family shower room
- Gas heating • Off road parking • Large rear garden • EPC rating D



Directions: Leave Rye in a westerly direction on the A259 and after approximately two miles, turn left signposted for Winchelsea Beach/Fairlight. Proceed through the village of Winchelsea Beach and onto Pett Level following the sea wall. Upon entering the village of Pett Level continue along the straight main road and just on the 90 degree right hand bend turn left between a pair of stone pillars (no name sign). The property is the second on the right.

White House

Approximate Gross Internal Area = 163 sq m / 1754 sq ft
Approximate Outbuilding Internal Area = 6 sq m / 64 sq ft
Approximate Total Internal Area = 169 sq m / 1818 sq ft



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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