

# PHILLIPS & STUBBS



coastal +  
COUNTRY





The property is located in a truly unique part of the South Coast flanked, on one side, by rolling pastures and valley, which is listed as an Area of Outstanding Natural Beauty and owned by the National Trust. On the other, is the Saxon Way Coastal path, with spectacular cliff top walks and views over the English Channel. The tranquillity, vistas, light and seasonal colours make this a very special location. The site lends itself to a replacement dwelling and the success of any application will be based on sustainability, design quality and the landscape impact on the setting of the High Weald AONB and its characteristic components. More background information and a professional Planning Appraisal of the site by a specialist consultant is available upon request.

In the vicinity are local nature reserve and bird sanctuary and spectacular walks along the Jurassic coast across Hastings Country Park Nature Reserve, a unique 660 acre area of maritime sandstone with an area of grassland and heath, woodland, glens covered with gorse and trees and nature trails. From the beach at Pett Level at low tide can be seen oak stumps which are the remains of a pre-historic forest inundated after the Ice Age when the sea level rose. Other remains that can be seen at exceptionally low tides are those of the British frigate 'Anne'. Badly damaged in the 1690 battle off Beachy Head between the French, British and Dutch fleets, she was beached on the coast and burnt by her captain. Hastings (6 miles) has a seafront promenade, fishing fleet, Priory Meadow shopping centre and Old Town with its independent shops, boutiques, restaurants and The Hastings Contemporary Gallery. From the town there is a direct rail service to London Charing Cross/London Bridge, which can also be accessed at Battle (11 miles). Four miles to the east is Winchelsea and the Ancient Town and Cinque Port of Rye (6 miles), is renowned for its historical associations, period architecture, medieval fortifications and cobbled ways. The town offers a range of local shops, restaurants, leisure centre, cinema and branch line train services to Eastbourne and Ashford International from where there are high speed connections to London St Pancras (37 minutes). The total journey time from Rye to St Pancras is just 65 minutes.

Curlew Cottage is a detached chalet style bungalow which started life in the 1950's as a gardener's cottage and has subsequently had a range of incarnations over the decades, including being a small holding, being run as a cattery and as kennels. Each incarnation left its mark on the plot, with a range of outbuildings being randomly built throughout that time.

A double glazed front door opens into an entrance lobby, which in turn opens to a hall with stairs to the first floor and a door to a cloakroom. The sitting room has a large window overlooking the garden and a fireplace with a fitted wood burning stove. Adjacent is a triple aspect garden room with a door to outside. The double aspect kitchen/breakfast room is fitted with an extensive range of shaker style cabinets comprising cupboards and drawers beneath work surfaces to two walls with an inset sink, built in double oven, inset electric hob and below counter space and plumbing for a dishwasher. Adjoining is a utility room with space for a washing machine and tumble dryer. From the kitchen, a door opens to an inner hall with door to a shower room and a door to an outside deck. To the rear is a dining room with sliding doors leading to a raised deck and the garden. There are two double bedrooms on the ground floor, one of which is used as a study.

On the first floor, there is a landing/reading area with access to two double bedrooms and a bath/shower room.

Outside: From the lane, a driveway leads to a parking and turning area for several vehicles with access to a detached double garage. The total plot is approaching one acre and the mature gardens are laid out to areas of lawn with a small orchard, a kitchen garden with raised beds, a gravel garden and burgeoning borders of ornamental grasses, Californian poppies, geraniums, ox-eye daisies, lavender, alliums, hydrangeas, ferns, camellia, iris, cordylines and a small pond overlooked by a garden room/studio with a pergola.



Guide price: £1,100,000 Freehold

Curlew Cottage, Cliff End, Pett Level, East Sussex TN35 4EE



A unique elevated coastal cliff top site of approaching one acre, on which sits a detached chalet style bungalow offering the potential of a replacement dwelling, set at the end of a private road neighbouring the sea with a commanding 270-degree vista across undulating countryside in the High Weald Area of Outstanding Natural Beauty and with direct access to the Saxon Shore Way footpath leading to the nearby beach at Pett Level.

- Entrance lobby • Hall • Living room • Garden room • Dining room • Kitchen/breakfast room • Utility room • Study/bedroom 4
- Three further bedrooms • Shower room • Bathroom • Double glazing • Oil central heating • EPC rating E
- Garden and grounds of about one acre • Double garage and parking



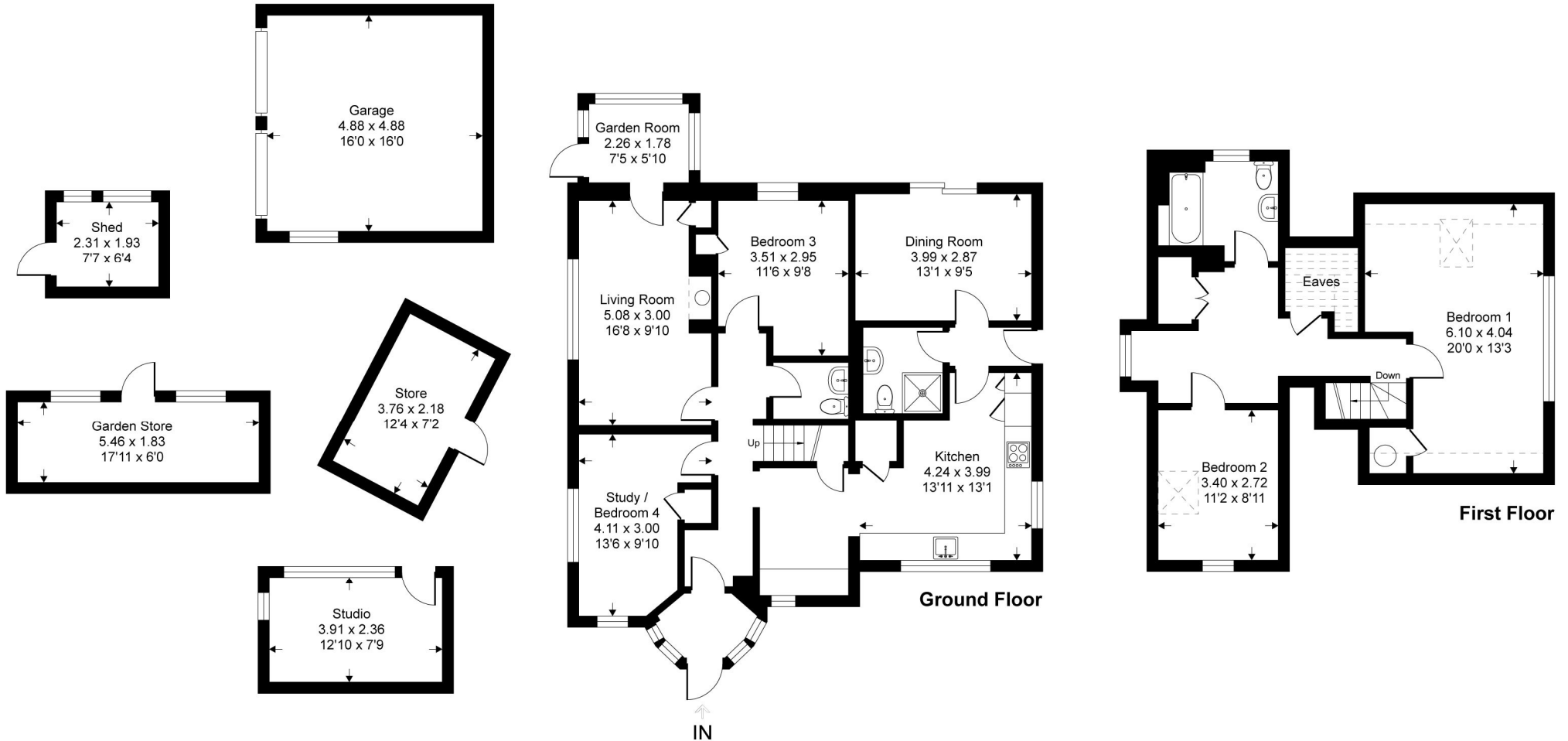


Services: Mains water and electricity. Private drainage. Oil central heating.  
Local Authority: Rother District Council. Current Council Tax Band F  
Predicted mobile phone coverage: 02  
Broadband speed: Superfast 45Mbps available. Source Ofcom  
Flood risk summary: Very low risk. Source GOV.UK

Directions: From Rye, proceed west on the A259 and after 2 miles turn left signposted Winchelsea Beach. Continue onto Pett Level, passing the former Smugglers pub on your left. After a short distance you will also pass the right hand turning to Pett. From this junction, continue for approximately 300/400 yards where the turning to Cliff End will be found on the left (the last turning), where you will see a sign board listing the names of the properties served by the private road. Proceed up this lane where Curlew Cottage will be found right at the end as the last property.

# Curlew Cliff End

Approximate Gross Internal Area = 147 sq m / 1585 sq ft  
Approximate Garage Internal Area = 24 sq m / 256 sq ft  
Approximate Outbuilding Internal Area = 32 sq m / 343 sq ft  
Approximate Total Internal Area = 203 sq m / 2184 sq ft  
(excludes restricted head height)



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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