



TONGS HOUSE

CLIFF END, PETT LEVEL, EAST SUSSEX

PHILLIPS & STUBBS

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Cliff End, Pett Level, East Sussex TN35 4EE

A most appealing detached Arts & Crafts period style residence with an adjoining cottage occupying an elevated cliff top position off a private road in mature gardens with commanding sea views to the rear and to the front across undulating countryside.

Main residence: Entrance vestibule ■ Hall ■ Drawing room ■ Vaulted dining room ■ Morning room ■ Kitchen ■ Master bedroom with en suite bath/shower room ■ Guest bedroom with en suite bathroom ■ Third double bedroom ■ Family bathroom ■ Box room/dressing room

Attached cottage: Sitting/dining room ■ Kitchen
Double bedroom with en suite bathroom

Oil central heating ■ Double glazing ■ EPC rating G

Beautiful gardens of approaching three quarters of an acre
Hartley Botanic Glasshouse and Foster and Pearson cold frames
Period style open bay double carport

These particulars are intended only as a guide and must not be relied upon as statements of fact.
Your attention is drawn to the Important Notice on the last page of the text.



Tongs House occupies an elevated cliff top position at Cliff End in the village of Pett Level with far reaching widespread views across the English Channel and surrounding countryside. The property, which has direct access to the Saxon Shore Way footpath and National Trust land, is within sight of the beach at Pett Level in fact its proximity to the coast gave rise to Tongs House playing a vital role in the D Day Landings. 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. Set in the High Weald Area of Outstanding Natural Beauty, most of the park has been designated a Special Area of Conservation and a Site of Special Scientific Interest. 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 Jerwood 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 the Ancient Town of Winchelsea, one of the few examples of a bastide town in England based on a gridiron street plan with wide regular Roman style streets arranged around a giant square. 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 Brighton and Ashford from where there are high speed connections to London St Pancras (37 minutes) and the Continent, via Eurostar. The total journey time from Rye to St Pancras is just 65 minutes. There is an extensive choice of schools in both the state and private sector including Claremont School, Battle Abbey School, Buckswood at Guestling, Eastbourne College, Vinehall at Robertsbridge and Marlborough House, Hawkhurst.

Tongs House is a most attractive thatched house, heavily influenced by the period style of the Arts and Crafts Movement, designed and built during the 1930's by Forbes and Tate architects as one of five individual coastal retreats of uniform design at Cliff End for the partners of the renowned London based law firm, Herbert Smith. The stylish accommodation retains many of the original features including fireplaces of the period, original wood flooring and moulded cornicing and the property has high ceilings throughout and tall windows and wide glass panels to take full advantage of the views to the front across open countryside and to the rear, over the garden to the sea. The light, well presented and versatile accommodation is arranged over three levels, as shown on the floor plan. Subject to requirements, the adjoining cottage could be used as a guest suite, as at present, or holiday let or readily incorporated into the main residence to provide additional living space.





Principal residence

The property is approached via an oak front door opening into an entrance vestibule with oak framed glazed double doors to a hall with a tiled floor and a turned elm staircase with a cloaks cupboard beneath.

The triple aspect drawing room has three pairs of glazed double doors opening onto the rear terrace and gardens, an open brick fireplace with an arched tile inner surround and tiled over mantle, corncicing to the ceiling and original wood block flooring. On the far wall there are floor to ceiling oak fitted bookshelves. An open doorway leads to the breakfast/morning room with a tiled floor and bi-folding oak framed glazed doors to two elevations opening on to the terrace and garden.

The kitchen has a tiled floor and is fitted with a range of hand crafted oak fronted units comprising cupboards and drawers beneath granite work surfaces with tiled splash backs, an inset stainless steel sink unit, integrated dishwasher, built in fridge and freezer, larder cupboard, stainless steel oven and microwave as well as a freestanding electric 'Rangemaster' range cooker. To one end is an open brick fireplace with built in oak storage cupboards to one side, together with a counter with wicker basket drawers.

Adjacent is the spectacular vaulted dining room with high-level windows and a tall mullion style glass wall to both the front and rear elevations providing far reaching views. Doors lead out to the rear garden and to the adjoining ancillary accommodation.

On the first floor, the spacious landing has fitted bookcases, a built-in airing cupboard housing a lagged hot water cylinder with an immersion heater, a built-in storage cupboard and stairs off to the second floor with a storage cupboard under. The master bedroom has two pairs of glazed double doors opening onto a balcony providing far reaching, widespread sea views and an Arts and Crafts style cast iron fireplace. The en-suite bathroom, which has glazed double doors opening onto a side balcony, has white fittings comprising a cast iron bath set into a marble surround with panelling beneath, a wash basin with a marble surround and cupboard beneath, a walk-in tiled shower cubicle and a close coupled W.C. Bedroom 2 is double aspect with far reaching coastal and rural views towards Rye. The family bathroom has a cast iron bath and washbasin, both with marble surrounds. Adjacent is a cloakroom.





On the second floor, the landing has a window to the side providing far reaching rural views towards Rye, a study recess and a door to a box/dressing room. Bedroom 3 has dormer windows to the front and rear of property providing distant coastal and rural views. A door leads to bathroom 3 (en-suite) with white fittings comprising a close-coupled W.C, a pedestal washbasin and a panelled bath.

Attached Cottage

A front door opens into a double aspect kitchen which is fitted with a range of modern units incorporating cupboards and drawers beneath marble effect work surfaces with tiled surrounds, inset stainless steel sink unit with hot and cold water mixer tap, inset four burner Calor gas hob with built-in oven beneath and below counter space and a washing machine and tumble dryer.

The sitting/dining room has tall mullion style glazed panels to the front providing views across undulating countryside and glazed double doors to the rear opening out to the garden. Stairs lead off to the first floor where there is a double bedroom with glazed double doors to a rear balcony. The en-suite bathroom has fittings comprising a low level W.C, panelled bath and pedestal wash hand basin with matchboard panelling to dado height.

Outside

Very much a particular feature of the property are the gardens which extend to approaching $\frac{3}{4}$ acre in total. Immediately to the rear of the house is a York stone paved terrace with a lily pond, beyond which is a wide expanse of lawn interspersed with mature Scots Pines, Montereys and a Magnolia Grandiflora together with a wisteria clad pergola walkway bordered by generous planting of unusual perennials and exotic structural plants, palms, cordylines, phormiums and cyananthus with lavender beds, plum and cherry trees and mixed flower borders.

To one corner is a viewing terrace overlooking Rye bay and to the rear of the cottage is a geometric terrace. Towards the side of the property is a Hartley Botanic Glasshouse and Foster and Pearson cold frames with lemon and orange trees and a brick pathway to the rear with productive raised vegetable beds and a rain harvester. To the front of the house is an extensive area of hard standing providing off road parking for several cars and in turn leading to a detached open bay double carport and three garden sheds.



APPROX. GROSS INTERNAL FLOOR AREA 3265 SQ FT 303.3 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.





Directions

From Rye, proceed west on the A259 and after 2 miles turn left signposted Winchelsea Beach. Continue onto Pett Level, passing the 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 Tongs House will be found towards the end on the left.

Tenure

Freehold.

Viewing

Strictly by appointment with Phillips and Stubbs.

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