

PHILLIPS & STUBBS

HIAWATHA
PETT LEVEL ROAD
PETT LEVEL
EAST SUSSEX
TN35 4EH



Price Guide: £450,000 Freehold

FIRST TIME ON THE MARKET FOR NEARLY 40 YEARS, A SEMI DETACHED FOUR BEDROOM HOUSE SITUATED ON THE SEAFRONT AT PETT LEVEL WITH DIRECT ACCESS ONTO THE BEACH.

ENTRANCE HALL | CLOAKROOM | UTILITY ROOM WITH SHOWER | BEDROOMS 3 & 4 | INTEGRAL GARAGE | FIRST FLOOR LANDING | BEDROOM 1 WITH DOORS OUT ONTO A BALCONY | BEDROOM 2 | FAMILY BATHROOM | SEPARATE W.C | FIRST FLOOR LANDING | LIVING ROOM WITH DOORS OUT ONTO A BALCONY | DINING ROOM | KITCHEN | DOUBLE GLAZING | GAS HEATING | OUTSIDE: DRIVEWAY AND HARDSTANDING | OFF ROAD PARKING | REAR GARDEN WITH GATE AND ACCESS OUT ONTO THE SEA WALL AND BEACH | SMALL BOAT WITH COVER AND OUTBOARD INCLUDED

Situated within the coastal hamlet of Pett Level on a sought after stretch of coastline. In the vicinity are spectacular cliff top walks, local nature reserve and bird sanctuary, in nearby Winchelsea Beach there is a local Co-operative for day to day needs. The Ancient Town and Cinque Port of Rye famed for its period Citadel and cobbled ways including Mermaid Street and Church Square is within five miles. The town offers a range of local independent shops, banks, schools for all ages, general weekly market and local train services to Brighton and to Ashford with connections to London and to Paris/Lille/Brussels via the Channel Tunnel.



A high speed service between London St. Pancras and Ashford has been introduced, reducing the journey time to about 37 minutes. Westward is Hastings with its seafront promenade and Priory Meadow shopping centre.

Forming a semi-detached property built in 1973 it is currently under the same family ownership and this is the first time onto the market in nearly 40 years. This eclectic mix of house styles along this popular stretch of coastline often attracts second home/holiday let investors to which this property would appeal.

Internally, the property comprises entrance hall with stairs rising to the first floor. Bedroom 3 with a large window overlooking the rear garden. Bedroom 4 has a window to the front.

Utility Room with worksurface incorporating stainless steel sink unit, washing machine and freezer, corner shower cubicle, tiled flooring, window to side and door out onto the rear garden. Separate low level w.c with wash hand basin and window to side.

First floor landing with window to the front. Built in cupboard.

Bedroom 1 has built in cupboards and glazed double doors with side windows out onto a balcony enjoying sea views. Bedroom 2 has built in cupboards and a window to the rear also with sea views.

The family bathroom comprises panelled bath, wash hand basin, window to the front. Separate low level w.c with window to the front.

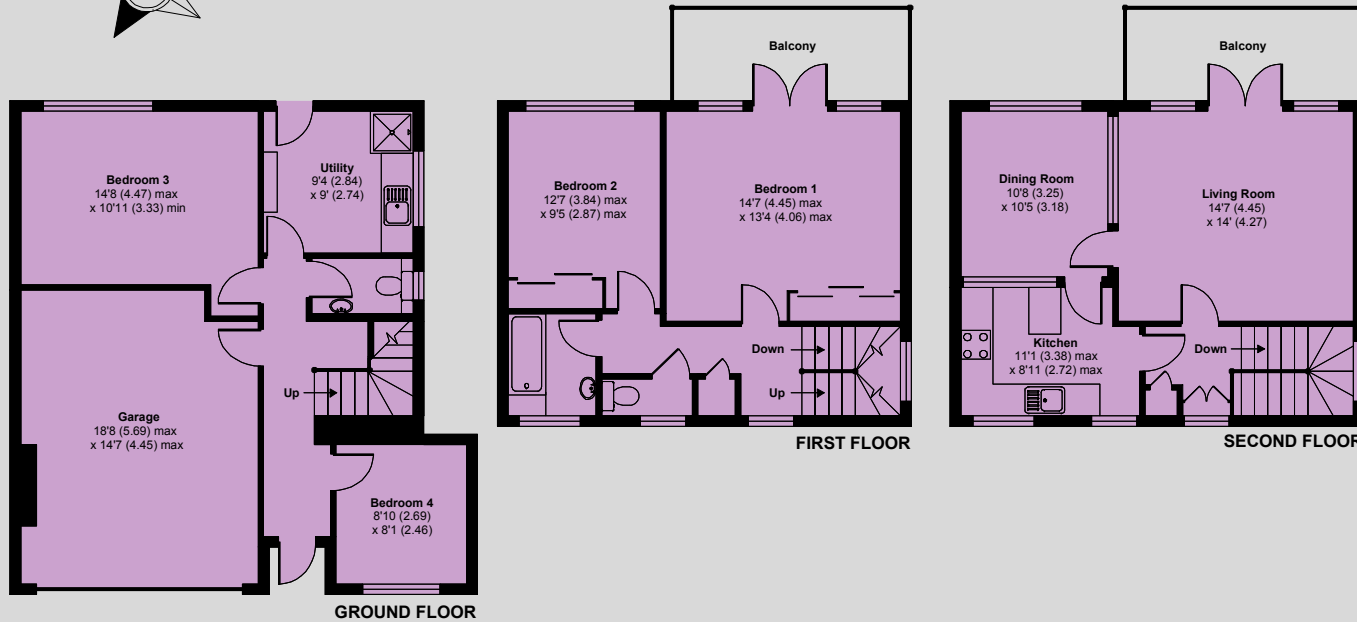


Second floor landing with window to the front and built in cupboard.

The living room has glazed double doors and side panels opening out onto the balcony with 180 degree far reaching views over Rye Bay, with Cliff End to the west and Dungeness in the distance to the east.

The dining room has views over the beach and Rye Bay and the kitchen is fitted with a range of units including a breakfast bar, gas cooker and fridge. Two windows to the front with views to Chick Hill and Pett.

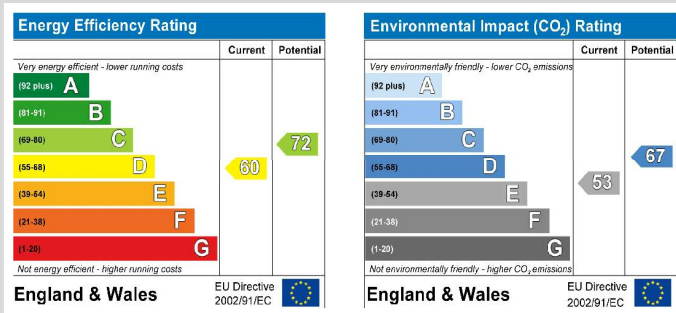
Outside: To the front of the property there is a driveway providing off road parking and access to



APPROX. GROSS INTERNAL FLOOR AREA 1695 SQFT / 157.4 SQM

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. 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. The services, systems and appliances listed in this specification have not been tested by Phillips & Stubbs and no guarantee as to their operating ability or their efficiency can be given.

Copyright nichecom.co.uk 2010 Produced for Phillips & Stubbs REF : 83697



an integral garage with up and over door, light and power connected, built in shelving/racking, internal door backing onto the entrance hall.

The rear garden has an area of lawn and a coastal theme with rear gate and steps up to the sea wall where there is access onto Pett Level beach.

Directions: Leaving Rye in a westerly direction along the A259 and after approximately 2 miles turn left signposted Winchelsea Beach. Continue through Winchelsea Beach and on into Pett Level the property will be found after a short distance on the left hand side.

Local Authority: Rother District Council
Viewing : Strictly by Appointment

Important notice 1. These particulars have been provided in good faith and, whilst we endeavour to make them accurate and reliable, if there are any points of particular importance to you please contact our office and we will make further enquiries on your behalf. Descriptions of the property are subjective and are used as an opinion not a statement of fact. 2. Any areas, measurements or distances are approximate 3. The text, photographs and plans are for guidance only and are not necessarily comprehensive. 4. It should not be assumed that the property has all necessary planning, building regulation or other consents regarding alterations. 5. Phillips and Stubbs have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 6. All contents, fixtures, fittings and electrical appliances are expressly excluded from the sale unless specifically mentioned in the text of the sales particulars. 7. A wide angle lens has been used in the photography.

**PHILLIPS
& STUBBS**

47/49 Cinque Ports Street, Rye, East Sussex, TN31 7AN
01797 227338
rye@phillipsandstubbs.co.uk