

PHILLIPS & STUBBS

DOWER HOUSE
CLIFF END
PETT LEVEL
EAST SUSSEX
TN35 4EE



Price Guide: £925,000 Freehold

A SUBSTANTIAL DETACHED 1930's HOUSE INFLUENCED BY THE ARTS AND CRAFTS MOVEMENT OCCUPYING AN ELEVATED POSITION OFF A PRIVATE ROAD HAVING SEA VIEWS ACROSS RYE BAY AND PETT LEVEL FROM ALL PRINCIPAL ROOMS, SET IN MATURE LAWNED GARDENS IN EXCESS OF ONE ACRE.

ENTRANCE HALL | LIVING ROOM WITH OPEN FIRE PLACE | CLOAKROOM | DINING ROOM | KITCHEN/BREAKFAST ROOM | STUDY | FAMILY ROOM | UTILITY | FIRST FLOOR LANDING | FOUR BEDROOMS | TWO BATHROOMS | SEPARATE WC | GAS HEATING | BOILER ROOM | OUTSIDE: MAIN GRAVELLED DRIVEWAY | ADDITIONAL PARKING AREA | DETACHED STUDIO | OAK GREENHOUSE | LOG STORE | TIMBER SHED | LANDSCAPED GARDEN

The property is situated at Cliff End in the village of Pett Level, approximately 200 yards from the beach. In the vicinity are spectacular cliff top walks, local nature reserve and bird sanctuary. Hastings Country Park Nature Reserve, stretching from Hastings to Cliff End, Pett Level where it gives access to the beach, is a unique 660 acre area of maritime sandstone cliff with a cliff top area of grassland and heath, woodland, glens covered with gorse and trees, nature trails and spectacular walks, one of which leads to the coast at Fairlight Glen. 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. To the east is the Ancient Town and Cinque Port of Rye (5 miles), famed for its historical associations, period architecture and medieval fortifications. The town offers a range of local shops, restaurants, schools for all ages and train services on the Brighton to Ashford branch line with fast connections to London (37 minutes) and the Continent, via Eurostar. To the west is the historic town of Hastings (6 miles) with its seafront promenade, fishing fleet, Old Town and Priory Meadow shopping centre. From the town there is a direct rail service to London Charing Cross, which can also be accessed at Battle (11 miles). Hastings offers a wide range of schools including Helenswood Performing Arts College for girls.

Dower House is a detached property built in 1939 as a coastal retreat for the renowned London based lawyer Herbert Smith. Influenced by the Arts and Crafts Movement, the property presents part brick and part colour washed elevations with oak mullion style leaded light windows beneath a pitched tiled roof. Internally there is oak joinery throughout including original oak flooring, skirting boards, architraves and doors. The property has undergone improvement and modernisation during the past three years including upgrading of the central heating system whilst still retaining period column radiators, the installation of a new kitchen and a second bathroom. The original 1930's bathroom has been retained with the addition of a shower cubicle. Externally an original outbuilding has been converted into a useful studio and an additional parking area has been created. For further details and images visit www.dowerhousepettlelevel.co.uk

The accommodation is approached via an oak front door leading into the entrance hall with the main oak staircase rising to the first floor with a cloakroom off which retains the original 1930's fittings. The living room has a window to the front as well as a window overlooking the rear garden with distant sea views



beyond and a central stone fireplace, together with oak flooring and exposed timbers.

The dining room has an open brick fireplace and also enjoys sea views with glazed Bi-folding doors out onto the rear terrace and garden.

The kitchen is modern in design with a range of built-in units and matt stone work surfaces, American oak strip flooring, built-in dishwasher, fridge, space for range style gas cooker, walk-in pantry and stable door to the outside. Off the kitchen there is an inner hallway with a

secondary staircase to the first floor. The utility room has a built-in work surface with a glazed sink and space and plumbing for washing machine, tumble dryer, additional fridge and a quarry tiled floor.

The study has a window overlooking the front. The family room has built-in shelving/bookcase with original library steps and overlooks the garden.

The first floor landing extends to approximately 40' spanning the width of the house with a large mullioned window overlooking the front garden and distant views

beyond.

The master bedroom has a range of built-in cupboards as well as a walk-in wardrobe and bi-folding glazed doors out onto the balcony with oak balustrade overlooking the rear garden with far reaching views across Rye Bay, Pett Level and Canal Bank. An adjoining bathroom comprises a panelled bath with separate shower unit, tiling to splash backs, low level WC and pedestal wash hand basin.

Bedroom 2, which has views of the sea and the Military Canal, has an extensive range of original built-in

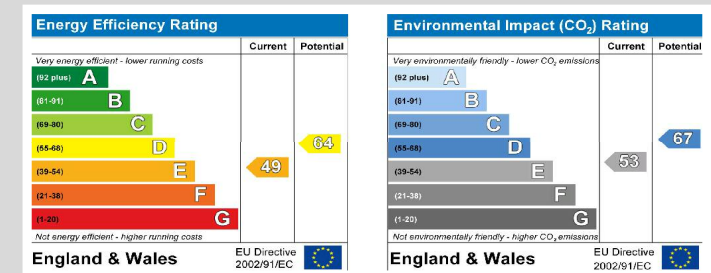
cupboards and drawer units. Bedroom 3 has built-in cupboards and also has views of the sea and Military Canal. Bedroom 4 has deep built-in cupboards. The main bathroom has been modernised yet retains the original 1930's bath and sink with chrome stand, radiator/towel rail, corner shower cubicle, high gloss black tiling; separate WC with wash hand basin and skylight window.

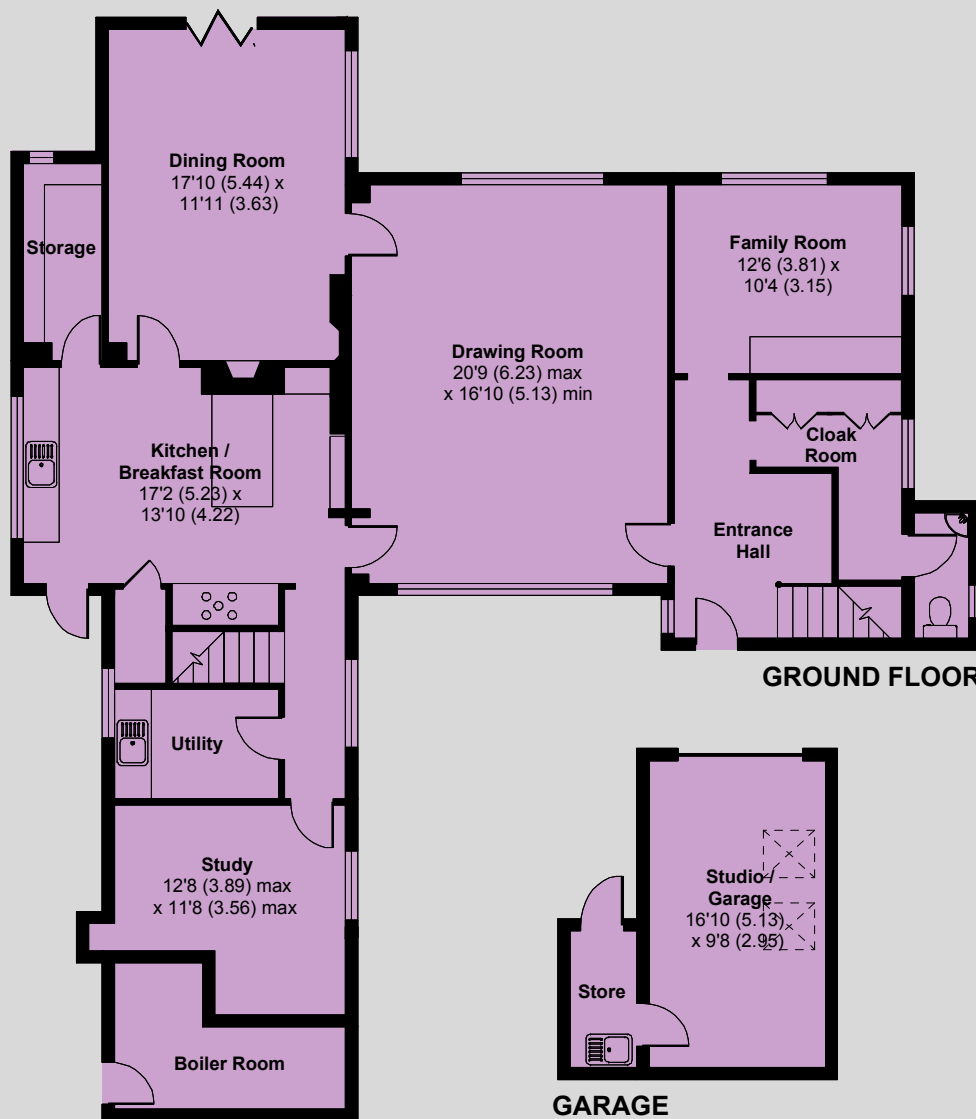
Outside:

Set off a private road serving several other properties, the gravelled driveway culminates in an area of

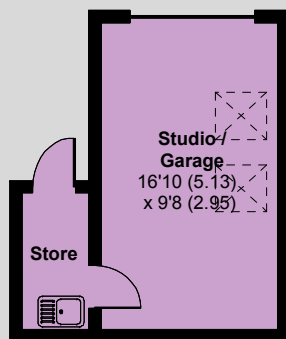
parking/turning to the front of the property which is well screened by mature shrubbery. Also to the front is a detached outbuilding which has been converted to provide a studio with large glazed panes, skylight windows, oak flooring, light and power and a wash basin. The house sits fairly centrally within its plot having extensive sweeping terraced lawns and a former tennis court surrounding the property, interspersed with mature trees and shrubs with well established boundaries. Immediately to the rear is an area of York stone terracing enjoying an outlook over the garden towards Chick Hill and across Pett Level with sea views over Rye Bay. There is also a kitchen garden, original restored oak greenhouse and a log store. The whole is estimated to extend to in excess of one acre. From the rear garden, a private path leads down the cliff side providing a short cut and giving access to Pett Level Road and the beach beyond.

Directions: Entering Pett Level from an easterly direction (Rye), go past the Smugglers pub on your left hand side. After a short distance, beyond where the road bends around to the right, you will see a turning on the right and a signpost to Pett. Diagonally opposite this turning, on the left hand side, is an unmarked driveway (not Cliff End Lane) identified by the house name 'Red Lodge'. Turn up this private road where Dower House will be found after a short distance being the second house on the left hand side.

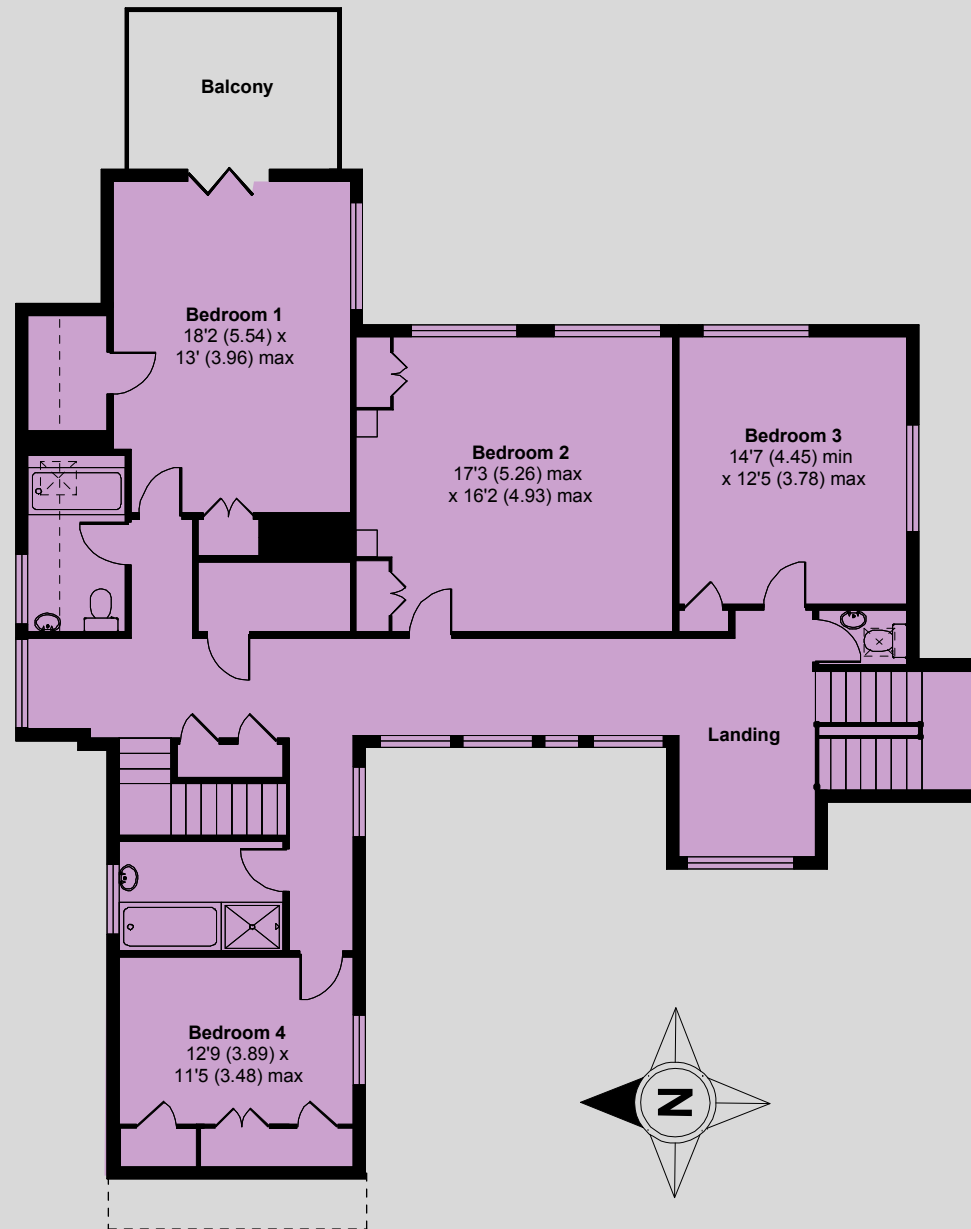




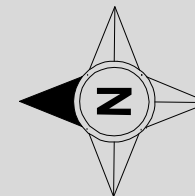
GROUND FLOOR



GARAGE



FIRST FLOOR



APPROX. GROSS INTERNAL FLOOR AREA 3320 SQFT / 308.4 SQM (Includes Detached Garage)

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.



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