



**Glen Cottage Marsham Brook Lane, Pett Level, East Sussex TN35 4HF**  
**Guide Price £629,950**



**STUNNING DETACHED FOUR BEDROOM MODERN HOME IN TUCKED AWAY LOCATION ONLY A SHORT WALK TO THE BEACH.**

**Rush Witt & Wilson are pleased to offer to the market 'Glen Cottage', a unique property located in the coastal hamlet of Pett Level backing onto Marsham Brook, a pretty stream forming part of the local watercourse.**

**The spacious and versatile accommodation comprises master bedroom and en-suite, three further bedrooms one of which has a dressing room, open plan kitchen/dining room/living area, family room, living room, cloakroom, utility room, family bathroom.**

**The property benefits from off road parking for several vehicles, garage and large rear garden.**

**To view 'Glen Cottage' or for further information please call our Rye branch on 01797 224000.**



**Locality**

'Glen Cottage' is situated in the increasingly popular hamlet of Pett Level, only a short walk from miles of open shingle beach which extends from the cliffs at Fairlight to a nature reserve at Rye Harbour. Beautiful undulating countryside surrounds the village.

In the neighbouring village of Pett, there are a range of local amenities including a tea room, hairdressers, butchers, public house/restaurants and an active community hall.

Further shopping, sporting and recreational facilities can be found in the ancient Cinque Port town of Rye and the historic coastal town of Hastings, both of which are only a short drive away.

**Reception Hallway**

Door to the front, spindle staircase to first floor, deep understairs storage.

**Cloakroom**

9'9 x 5'1 (2.97m x 1.55m )  
Fitted with a back to wall unit comprising low level WC and semi recessed basin with mirror over, shelved linen storage, radiator.

**Family Room**

14'9" x 9'8" (4.50m x 2.97m )  
Window to the front.

**Living Room**

20'4 x 12'11 (6.20m x 3.94m)  
Double aspect room with windows to the front and side, wall light points, double doors to Kitchen/dining room/living area:

**Kitchen/Dining Room/Living Area**

32'10 x 11'10 (10.01m x 3.61m )  
Kitchen: Window to the the rear. Fitted with a range of cupboard and drawer base units, matching wall cupboards and glazed cabinets, solid granite worktops, five burner gas hob, oven/grill, wine chiller, double bowl sink, integrated dishwasher and fridge.

Living Area: Window to the rear.

Dining Area: Double doors to the rear.

**Utility Room**

9'1 x 10'1 (2.77m x 3.07m)  
Window and door to the rear. Butler style sink, space and point for washing machine, tumble dryer and freezer.

**First Floor Landing**

Stairs rise from reception hallway, skylight to the front, radiator.

**Master Bedroom**

15' x 13'1 (4.57m x 3.99m )  
Window to the front, radiator, built in wardrobe, shelving to the side.

**En-Suite Shower Room**

Tiled shower cubicle, back to wall unit with low level WC, wash basin with mirror over, generous wall and floor tiling.

**Family Bathroom**

9'4 x 10'3 (2.84m x 3.12m )  
Window to the rear. Large shower cubicle, back to wall unit with low level WC and semi recessed basin, double ended spa bath with corner mounted taps, tiled floor, heated towel rail.

**Bedroom**

10'8 x 11'8 (3.25m x 3.56m )  
Window to the front, radiator.

**Bedroom**

10'9 x 9'6 (3.28m x 2.90m)  
Window to the rear, radiator.

**Guest Bedroom**

15'11 x 10'6 (4.85m x 3.20m )  
Window to the front, radiator.

**Dressing Room**

10'7 x 6'10 (3.23m x 2.08m )  
Skylight to the rear, radiator. Scope for en-suite subject to necessary regulations.

**Outside**

Gravelled hardstanding providing off road parking for several cars to the front with a level lawn, central bed and well stocked boarders, post and rail fencing.

Decked terrace with steps leading to a large area of lawn, with well stocked shrub / flower beds and path leading to a pergola covered decked terrace.

**Garage**

21'4 x 10'10 (6.50m x 3.30m )  
Fitted with electric roller door, light and power. Boiler and water tank.

**Agent's Notes**

None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

The ground floor of the property benefits from underfloor heating.









GROUND FLOOR  
APPROX. FLOOR  
AREA 1282 SQ.FT.  
(119.1 SQ.M.)

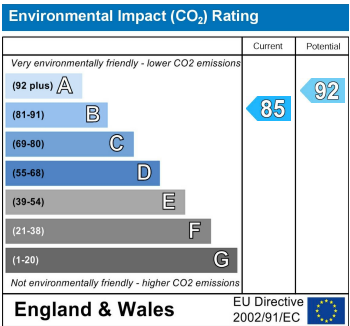
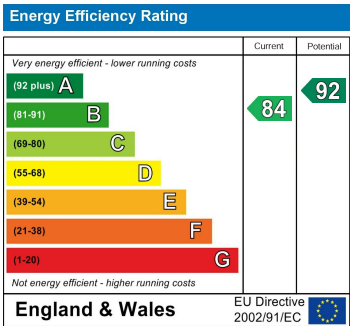
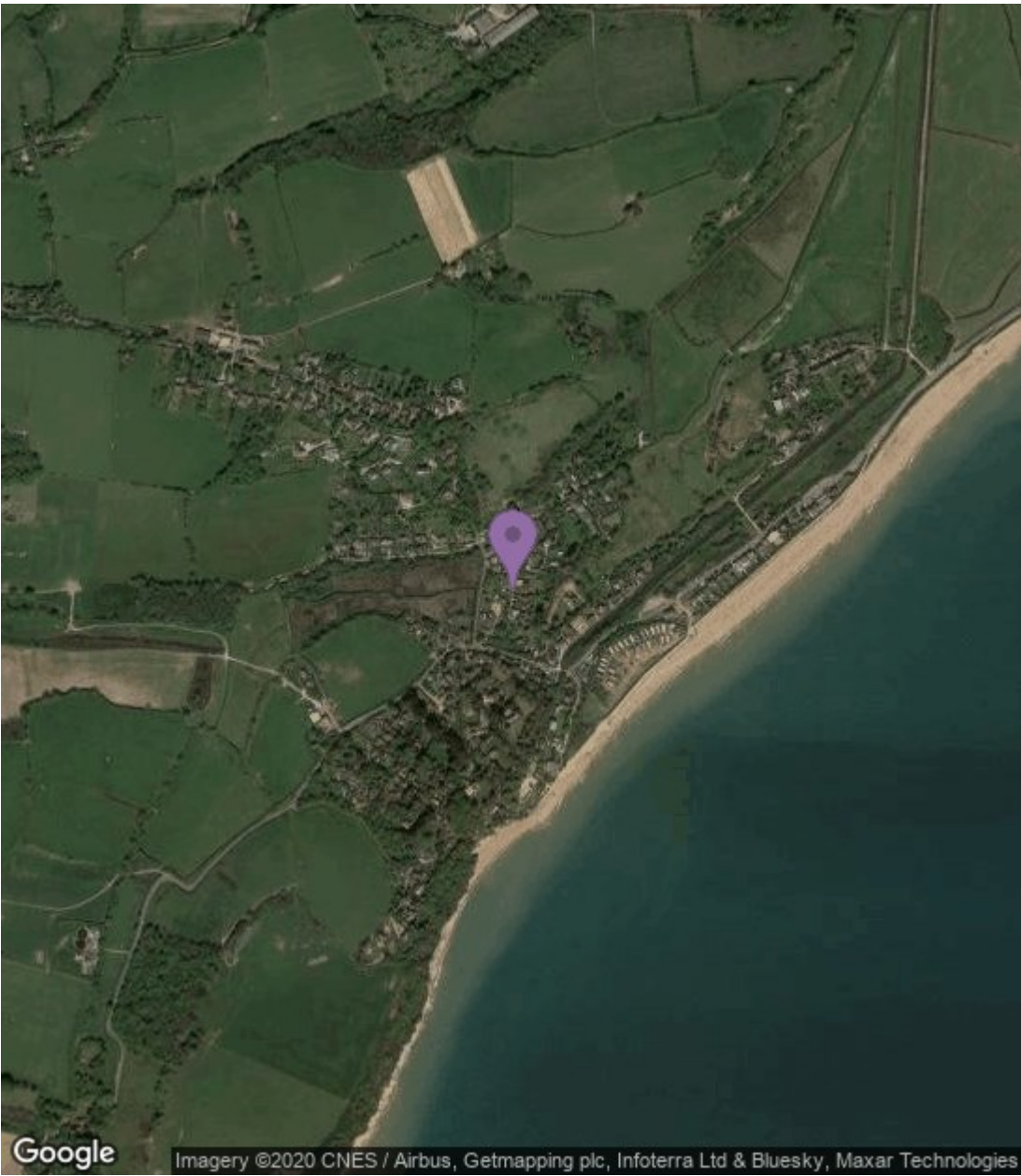


1ST FLOOR  
APPROX. FLOOR  
AREA 1015 SQ.FT.  
(94.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 2296 SQ.FT. (213.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix G2018





**RUSH  
WITT &  
WILSON**

**Residential Estate Agents  
Lettings & Property Management**



**The Estate Offices Cinque Ports Street  
Rye  
East Sussex  
TN31 7AD  
Tel: 01797 224000  
rye@rushwittwilson.co.uk  
www.rushwittwilson.co.uk**