

Catherine Cottage Pett Level Road, Pett Level, East Sussex TN35 4EH
Price Range £500,000 - FREEHOLD

DETACHED CHARACTER HOME JUST A FEW MINUTES WALK TO THE BEACH - PRICE RANGE OF £500,000 - £550,000

Rush Witt & Wilson are delighted to offer this unique detached property, with spacious and versatile accommodation, which will appeal to a variety of buyers. The property is arranged over two floors on the ground floor a sitting/dining room with inglenook style fireplace triple aspect kitchen/breakfast room with direct access to the side garden. The hallway leads to the main bedroom with en-suite shower room, a further bedroom/home office and a family bathroom. The stairway leads to the first floor, with a generous landing and living area which is a light and airy space with sliding doors opening on to a spacious seating area. It is surrounded by a variety of flowering trees and shrubs, with steps leading to the top terrace. Two further bedrooms and an additional bathroom are also on this floor.

The outside space incorporates a private part walled garden to the side and the split-level terraces to the rear. The large upper terrace is the perfect space to entertain during the summer months and has views across to the sea. Back on the ground floor, there is a further area of garden giving access to a garage which is en-bloc and a dedicated off-road parking space.

This characterful property is situated in Pett Level and a short walk from miles of open shingle beach extending from the cliffs at Fairlight to Rye Harbour nature reserve. The neighbouring villages of Pett, Fairlight and Winchelsea Beach offer a range of local amenities including a newly re-opened convenience store, Co-op supermarket and post office, tearoom, farm shop, butchers, public houses, café/restaurants and active community halls. Further shopping, sporting and recreational facilities are in the Cinque Port town of Rye and the historic coastal town of Hastings; both of which are only a short drive away. Pett Level is surrounded by the beautiful 1066 countryside and the Saxon Shore Way.











Sitting/Dining Room
19'7 x 9'9 (5.97m x 2.97m)

Kitchen/Breakfast Room
9'7 x 19'10 (2.92m x 6.05m)

Bathroom
8' x 5'9 (2.44m x 1.75m)

Hallway
2'7 x 3'6 (0.79m x 1.07m)

Bedroom
7'8 x 17'5 (2.34m x 5.31m)

En-Suite
6'8 x 4'4 (2.03m x 1.32m)

Bedroom/Office
7'10 x 8'9 (2.39m x 2.67m)

First Floor

Landing
15'9 x 6'4 (4.80m x 1.93m)

Living Room
15'10 x 15'6 (4.83m x 4.72m)

Bedroom
15'3 x 8'10 (4.65m x 2.69m)

Bedroom
9'9 x 15'6 (2.97m x 4.72m)

Bath/Shower Room
8' x 8'10 (2.44m x 2.69m)

Agents Note
Council Tax Band - D

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

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3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice.

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Floor 0



Floor 1



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Approximate total area(1)

145.4 m²

1564 ft²

Reduced headroom

8.7 m²

93 ft²

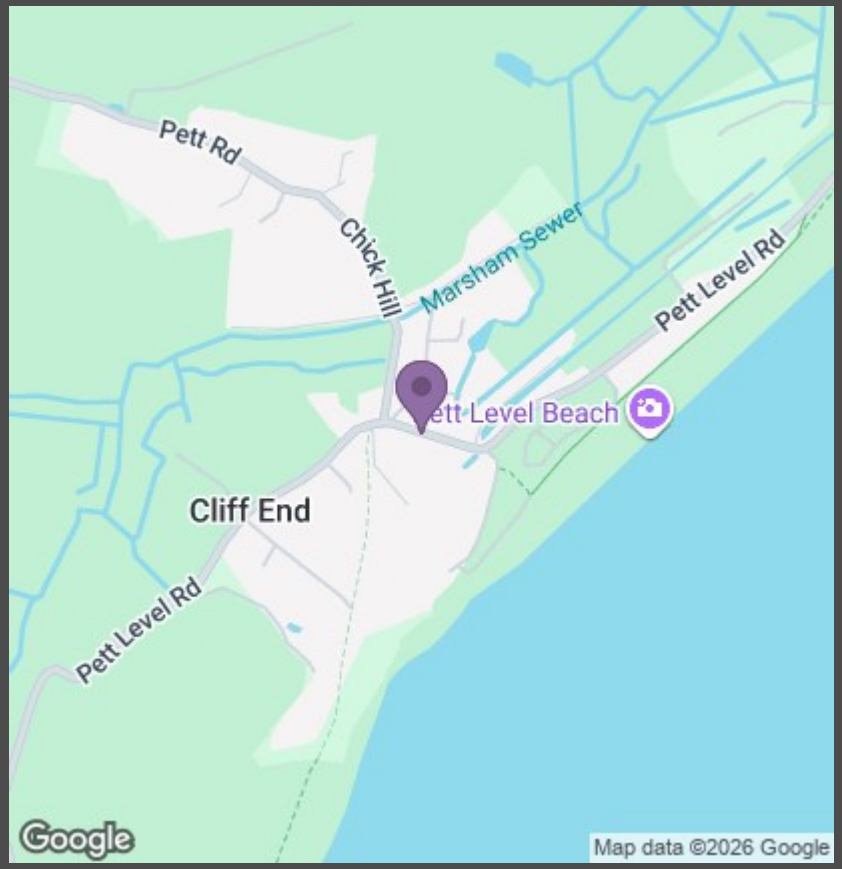
(1) Excluding balconies and terraces

Reduced headroom

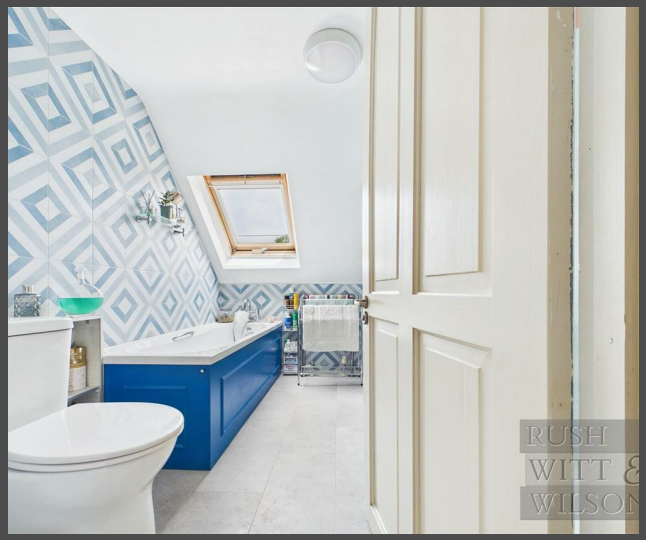
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

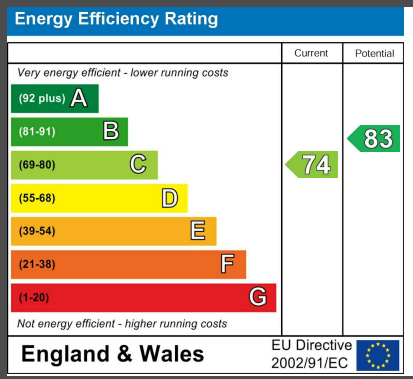
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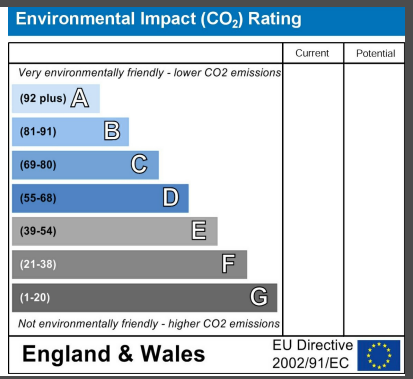












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