

**RUSH  
WITT &  
WILSON**



**Tamarisk, Toot Rock , Pett Level, East Sussex TN35 4EL  
Guide Price £350,000 Freehold**

**MINUTES FROM THE BEACH** Rush Witt & Wilson are pleased to offer the opportunity to acquire a detached single storey dwelling for renovation/redevelopment, subject to necessary consents. The property has comprised living room, kitchen, bathroom, two bedrooms and further ancillary accommodation but now requires full refurbishment. A lawful development certificate was obtained in 2015 for a 4 meter extension to the rear, the proposal being to create a spacious three bedroom home, details/plans are available on request. Level garden extends to the rear. The property is bordered by land managed by the Pett Level Preservation Trust, preserved for wildlife and public enjoyment. Offered CHAIN FREE.

For further information and to arrange a site visit please contact our Rye Office 01797 224000.

#### **Locality**

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.

The neighbouring villages of Pett, Fairlight and Winchelsea Beach offer a range of local amenities including supermarket / post office, tea room, hairdressers, butchers, public houses/restaurants and active community halls.

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.

Beautiful undulating countryside borders the village. There are many rural walks and the Saxon Shore Way passes the property.

#### **The Property**

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#### **Access**

The property is accessed from Pett Level Road initially via a concrete drive (marked Toot Rock) and then an unmade lane over which a right of way is enjoyed. Details on request.

#### **Planning History**

Proposed Lawful Development Certificate was approved in 2015 for extension of 4m to rear elevations with double pitched roof. New roof lights and new flue. Replacement of existing single glazed windows with double glazed units in timber frames to match existing.

Planning reference No: RR/2015/1585/O

#### **Agents Note**

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:**

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as

being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

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.

5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>



