

Pipers Moon Friars Hill, Hastings, East Sussex TN35 4ET
£675,000 Freehold

**** CHAIN FREE ** Located in the heart of the highly sought-after village of Pett, this beautifully presented detached home offers approximately 1,640 sq ft of versatile accommodation, complemented by wonderful wraparound gardens and far-reaching countryside views. The property opens into a generous entrance hall, with an opening into a charming snug featuring a bay window and feature fireplace. Continuing through the hallway is an impressive open-plan living space, centred around a feature fireplace and offering French doors opening directly onto the rear garden. The spacious kitchen/dining room is another highlight, fitted with a comprehensive range of high-quality matching wall and base units, integrated oven, hob and dishwasher, with ample space for dining and doors opening onto the garden. A separate utility room provides plumbing and space for a washing machine and tumble dryer, alongside a convenient ground-floor cloakroom. The first floor offers a spacious landing and four well-proportioned bedrooms, including three generous doubles. The principal bedroom benefits from access to a stylish Jack and Jill bathroom, while the fourth bedroom enjoys two windows capturing some of the finest countryside views from the property. A further beautifully appointed family bathroom completes the accommodation. Outside, the gardens wrap beautifully around the house, providing areas of lawn, privacy and tranquil spaces to relax and entertain. A detached garden room, currently used as a gymnasium, provides excellent versatility as a home office, studio or salon. Off-road parking is provided to the front. Finished with high-quality fixtures and fittings throughout, this superb country-style home combines space, character and modern living in an idyllic village setting, close to local pubs, shops and countryside walks, with Rye, Winchelsea, Icklesham and Hastings all within easy reach.**








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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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Approximate total area(1)

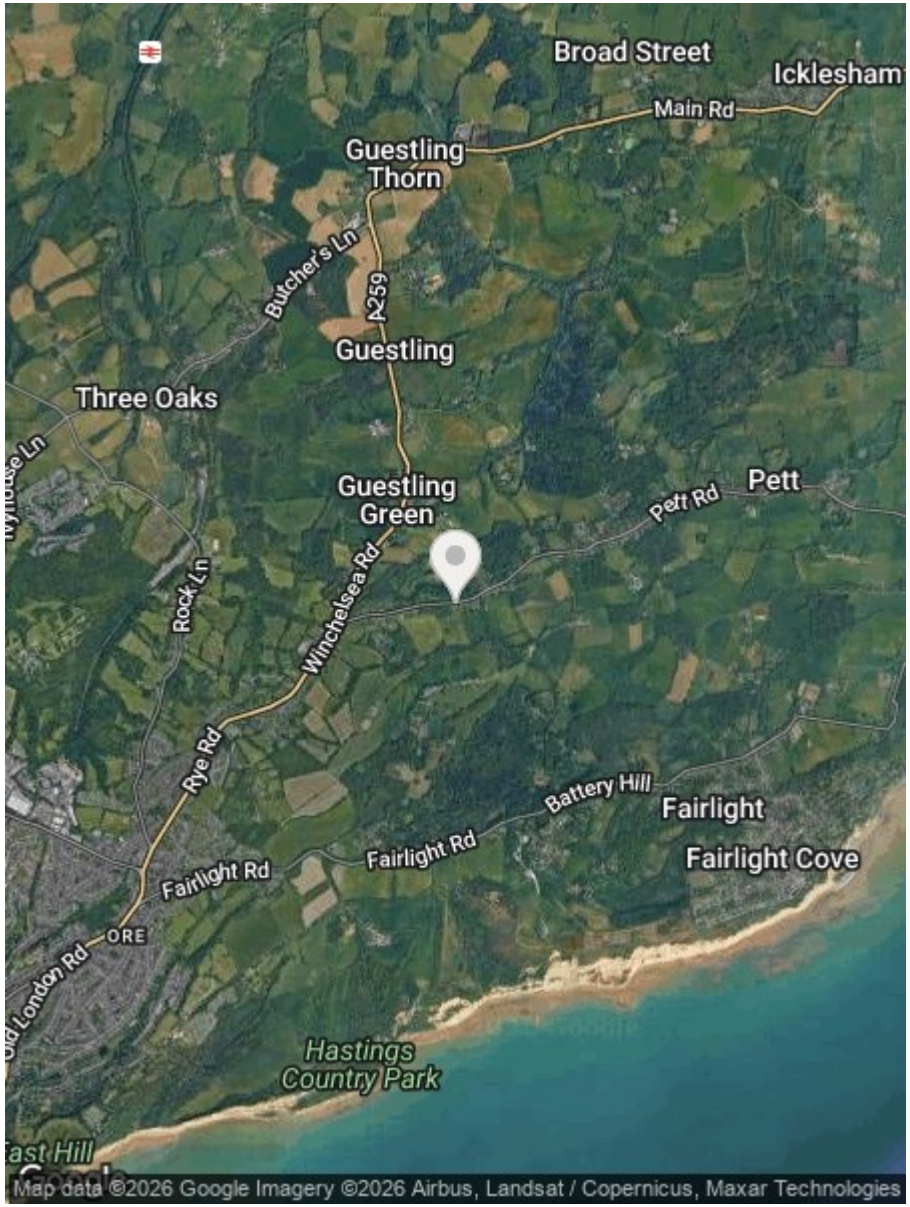
167.8 m²

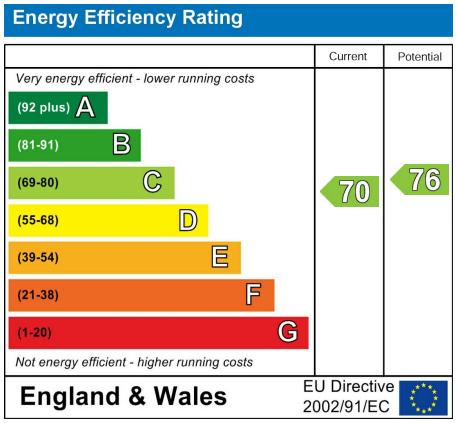
1807 ft²

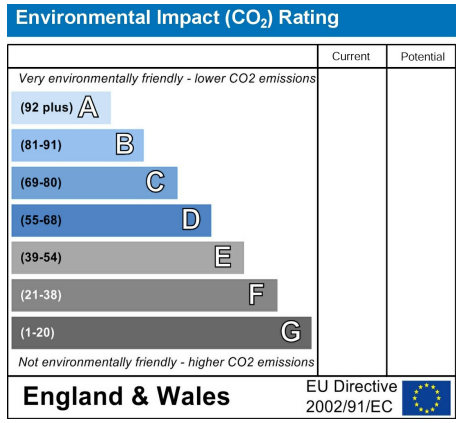
(1) Excluding balconies and terraces

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

GIRAFFE360







Council Tax Band - F

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.

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