

**RUSH  
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WILSON**



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**The Red House Pett Level Road, Pett Level, TN35 4EE  
£895,000 Freehold**

Rush Witt & Wilson are pleased to offer a substantial detached modern home in the increasingly popular coastal hamlet of Pett level. The extremely spacious and versatile accommodation will appeal to a variety of buyers and is arranged over two floors and comprises generous reception hallway, triple aspect living room, separate dining room that is currently used as a games room, kitchen with adjoining breakfast room with direct access onto the garden, utility room and cloakroom. On the first floor a galleried landing main bedroom with en-suite shower room and walk in wardrobe, four further bedrooms and a family bathroom. Externally there is an integral garage, hard standing providing off road parking for several vehicles and a wrap around garden laid predominantly to lawn. There is also a below ground swimming pool with a paved terrace around, ideal for alfresco entertaining. The property is being offered chain free and could be available for early occupation.

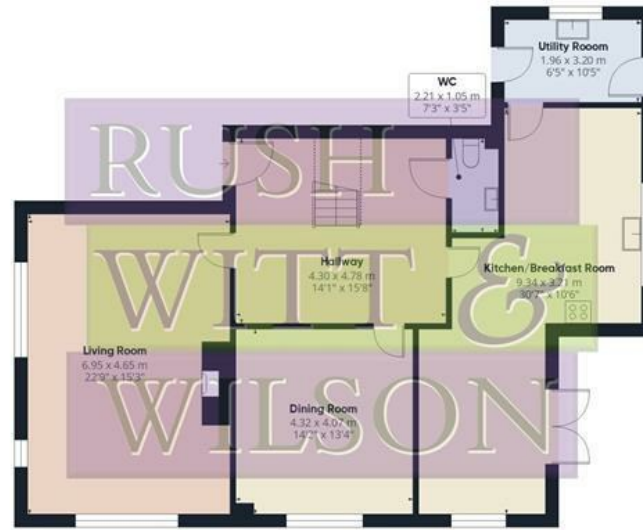
The property is situated in the increasingly popular hamlet of Pett Level, only a short walk from miles of open shingle beach which extends from the cliffs at Fairlight to a nature reserve at Rye Harbour. The neighbouring villages of Pett, Fairlight and Winchelsea Beach offer a range of local amenities 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.

For further information and to arrange a viewing, please contact our Rye office 01797 224000.

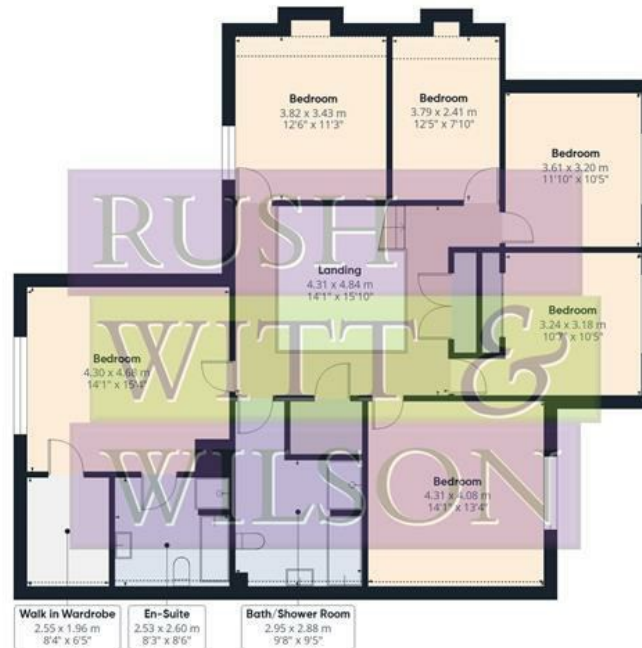








Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**

230.4 m<sup>2</sup>

2481 ft<sup>2</sup>

**Reduced headroom**

5.8 m<sup>2</sup>

62 ft<sup>2</sup>

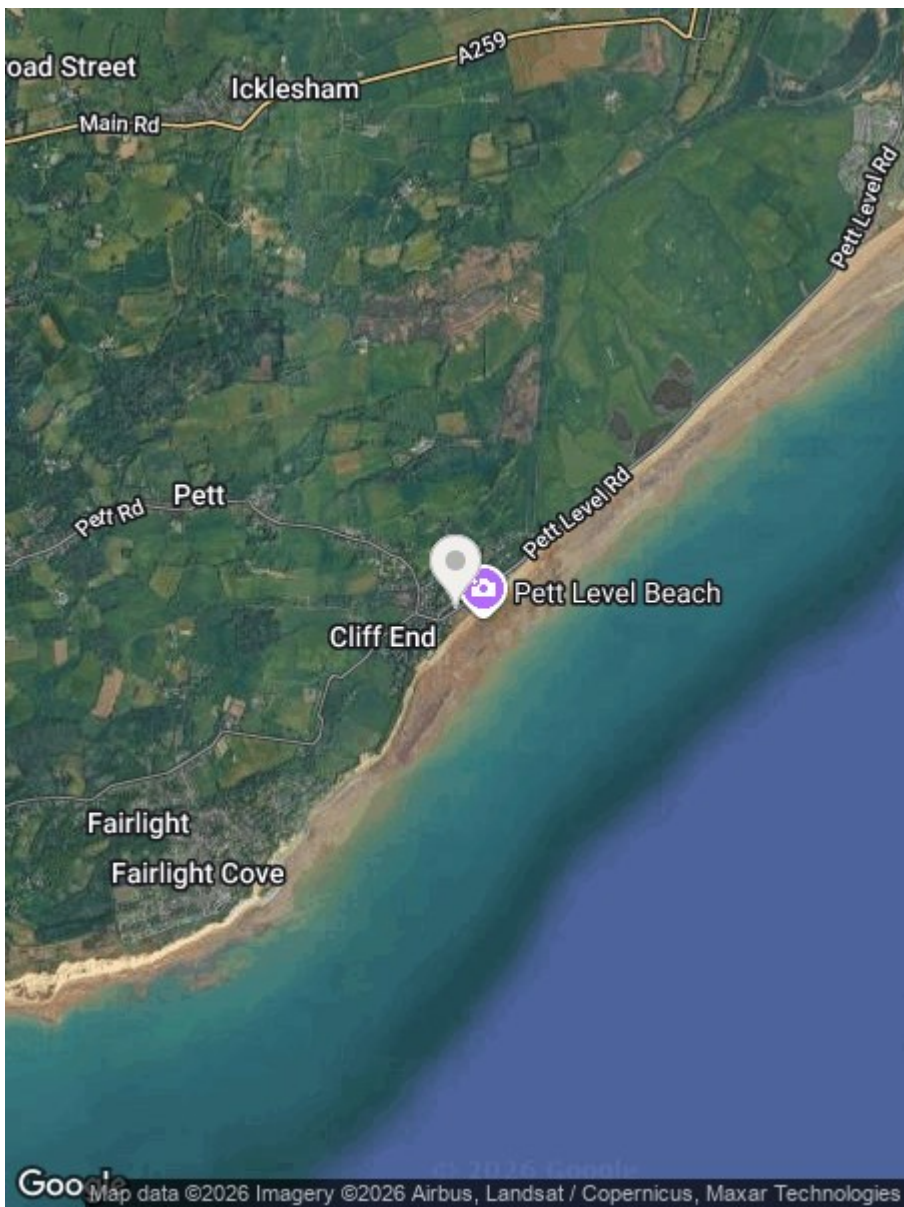
(1) Excluding balconies and terraces

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.

**GIRAFFE360**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	78	82
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Council Tax Band - G

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).
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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>

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