

**RUSH  
WITT &  
WILSON**



**Apple Tree Cottage Pett Road, Pett, East Sussex TN35 4HG  
£595,000 Freehold**

### **VILLAGE HOME WITH LARGE GARDEN AND VIEWS**

**Rush Witt & Wilson are pleased to offer a well presented detached property comprising generous living room, dining room, modern kitchen, three bedrooms, two with en-suites, a family bathroom and utility/ cloakroom.**

**There is driveway parking for multiple cars and a substantial DETACHED GARAGE, good sized gardens. Pleasant rural and distance sea views are enjoyed from the rear.**

**Further benefits include upvc double glazing and gas central heating.**

**For further information and to arrange a viewing please contact our Rye Office 01797 224000.**



## Locality

The property is situated in the heart of Pett, a popular Sussex village with a range of local amenities include a tea room, 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, each only a short drive away.

At nearby Pett Level there is access to 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, there is a country park at nearby Fairlight as well as many rural walks.

## Entrance Porch

Leading into:

## Living Room

18'3 x 11'9 (5.56m x 3.58m)

Two windows to the front, log burner and open plan to:

## Dining Room

10'6 x 9'6 (3.20m x 2.90m)

Window to the front.

## Kitchen

10'4 x 8'11 (3.15m x 2.72m)

Fitted with a range of traditional style cupboard and drawer base units with matching wall mounted cabinets, complimenting granite worktop, inset butler sink, integrated washing machine and dishwasher, upright unit housing fridge and another housing the oven and grill, window to the side elevation, glazed panelled door to the rear.

## Cloakroom/Utility Room

7' x 5'3 (2.13m x 1.60m)

Wash basin and wc, space for free standing appliances.

## Bedroom/Family Room

15'7 x 9'5 (4.75m x 2.87m)

Double doors to the rear.

## Bedroom

15'5 x 9'5 (4.70m x 2.87m)

Window to the front.

## En-Suite Shower Room

9'5 x 7'6 (2.87m x 2.29m)

Window to the side elevation, shower cubicle, wash hand basin, low flush wc, heated towel rail.

## Inner Hallway

Cloaks cupboard.

## Bedroom

13'2 x 10'7 (4.01m x 3.23m)

Window to the rear.

## En-Suite Bathroom

8'7 x 6'5 (2.62m x 1.96m)

Window to side, shaped panelled bath with mixer tap, shower attachment and screen over, wash basin, low flush wc, heated towel rail.

## Outside

### Front of Property

Long driveway to the right hand side provides off road parking for several cars and access to a detached garage, mature hedging to the front, area of lawned garden.

### Detached Garage

21'10 x 11'1 (6.65m x 3.38m)

Substantial building with remote controlled electric roller door to the front, window and personal door to the side.

### Rear Garden

Of good size and laid predominately laid to lawn with a raised gravelled terrace from which far reaching views area enjoyed over farmland to the sea in the distance.

## 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:

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.

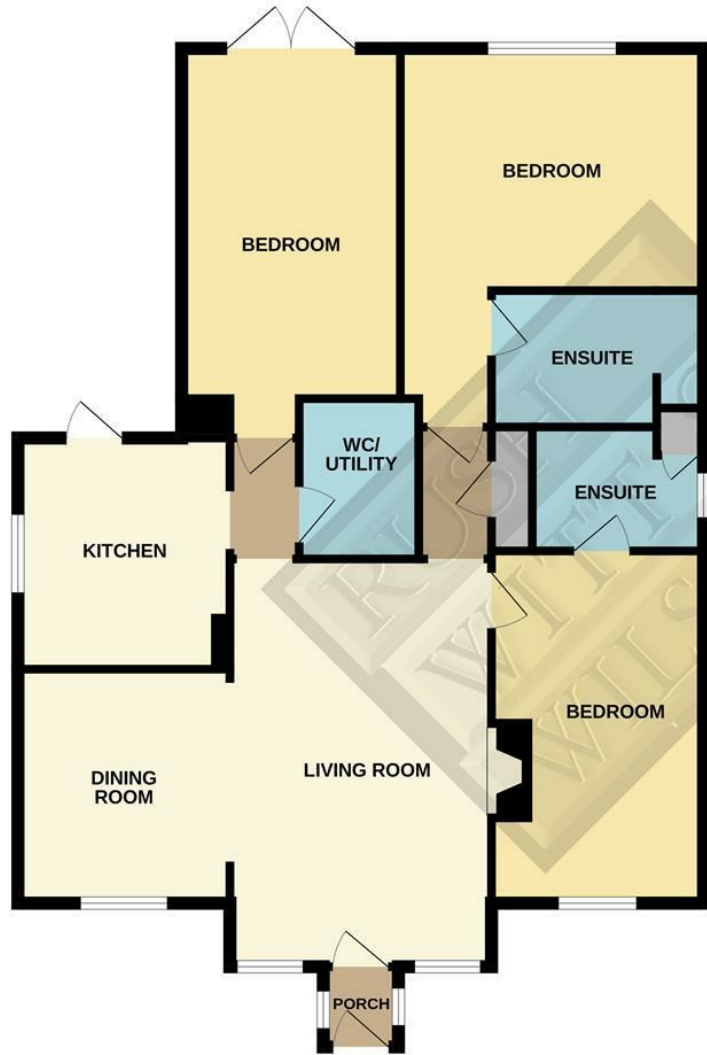
3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with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

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

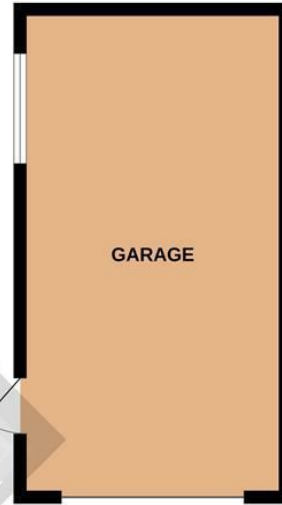
5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>



GROUND FLOOR  
1092 sq.ft. (101.4 sq.m.) approx.



DETACHED GARAGE  
262 sq.ft. (24.4 sq.m.) approx.



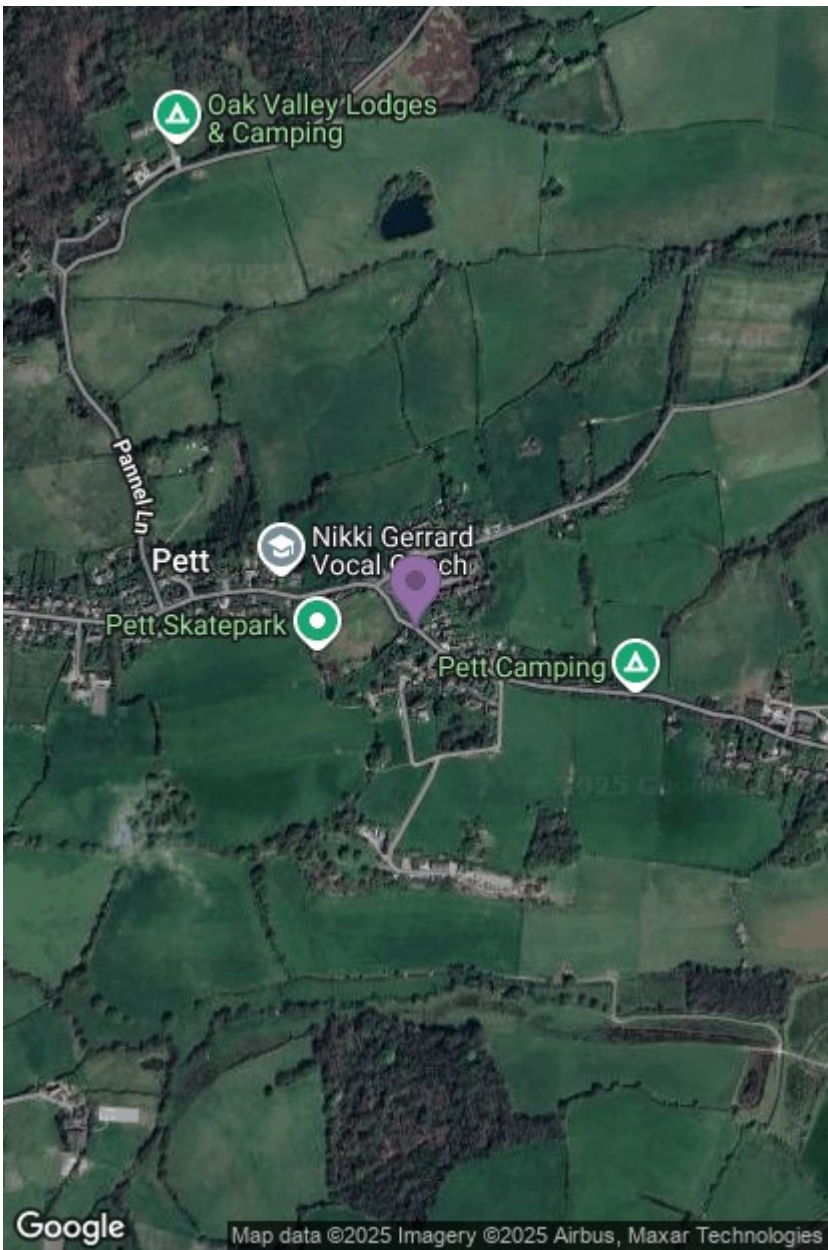
TOTAL FLOOR AREA: 1354 sq.ft. (125.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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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			
		67	73
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 plus) A			
(61-81) B			
(49-60) C			
(35-48) D			
(19-34) E			
(1-18) F			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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