

**RUSH  
WITT &  
WILSON**



**Nedrabs Pett Road, Pett, East Sussex TN35 4HA  
Guide Price £450,000**

**Rush Witt & Wilson are pleased to offer this charming Grade II Listed period property located in the popular village of Pett.**

**As you step inside, you will be captivated by the stunning character features that adorn the home, showcasing its rich history and unique charm.**

**On the ground floor there are two reception rooms, kitchen, utility room, bedroom, bathroom and snug. There is access to the garden which is a particular feature offering a patio area for outdoor dining, summer house and mature plants and hedging along with off road parking for multiple vehicles.**

**On the first floor there are three further bedrooms with original features.**

**With its beautiful surroundings and ample living space, it presents an excellent opportunity for anyone looking to settle in a picturesque location. Don't miss the chance to make this charming property your new home.**



**Locality**

The property is situated in the heart of Pett, a popular Sussex village with a range of local amenities, including 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 Ports Town of Rye and the coastal historic 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**

7'3 x 5'3 (2.21m x 1.60m)  
Double aspect.

**Dining Room**

10'2 x 8'11 (3.10m x 2.72m)  
Window to front, large open fireplace.

**Kitchen**

10'6 x 7'2 (3.20m x 2.18m)  
Window to front, base and eye level units comprising sink with side drainer, space for cooker, open door through to:

**Utility Room**

8'2 x 6'10 (2.49m x 2.08m)  
Window, base level units, sink with side drainer, space and plumbing for washing machine, space and plumbing for dishwasher, space for fridge/freezer.

**Separate WC**

5'1 x 2'8 (1.55m x 0.81m)  
Window, low level wc, cupboard.

**Bathroom**

9'2 x 6'7 (2.79m x 2.01m)  
Window, panel enclosed bath, low level wc, wash hand basin, walk in shower.

**Office/Additional Utility**

8'7 x 5'1 (2.62m x 1.55m)  
Doors with views and access onto garden, window.

**Snug**

10'1 x 6'8 (3.07m x 2.03m)  
Window to side, door through to:

**Bedroom Two**

11'3 x 9'11 (3.43m x 3.02m)  
Double aspect.

**Living Room**

13'5 x 10'4 (4.09m x 3.15m)  
Double aspect, working fireplace.

**First Floor**

**Bedroom Four**

11'0 x 7'2 (3.35m x 2.18m)  
Window to side.

**Bedroom Three**

11'0 x 7'7 (3.35m x 2.31m)  
Window to side, wash hand basin with built in storage cupboard below.

**Bedroom One**

13'10 x 11'2 (4.22m x 3.40m)  
Window to side, wash hand basin with built in storage cupboard below.

**Outside**

**Garden**

Arranged over two tiers mostly laid to lawn, greenhouse, timber storage shed, summerhouse, patio area which is perfect for outside dining and entertaining.

**Driveway**

Located to the side of the property offering off road parking for up to two vehicles.

**Agents Note**

None of the services or appliances mentioned in these sale

particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

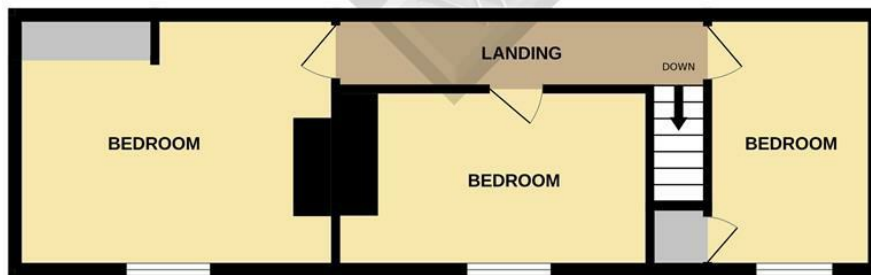
Council Tax Band – D



GROUND FLOOR  
787 sq.ft. (73.1 sq.m.) approx.

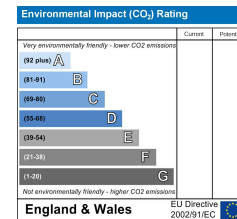
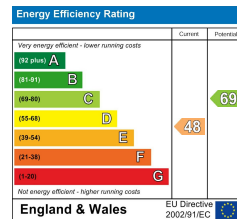


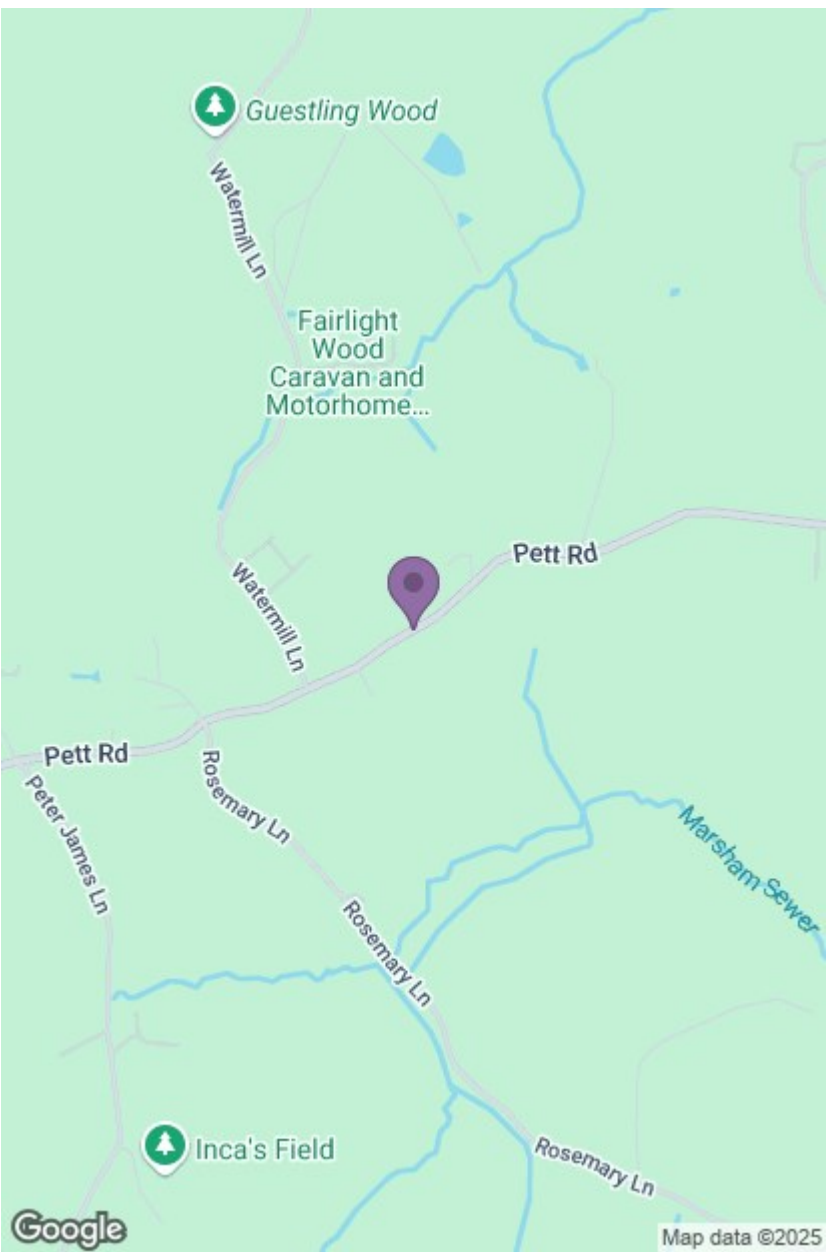
1ST FLOOR  
397 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA: 1184 sq.ft. (110.0 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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