

**RUSH  
WITT &  
WILSON**



**Faith Cottage Elms Lane, Hastings, East Sussex TN35 4JD  
Guide Price £525,000 Freehold**

**Rush Witt & Wilson are pleased to offer a charming village home with stunning views to the rear. The well proportioned accommodation comprises a delightful garden room, cosy living room, kitchen and cloakroom. On the first floor there are three bedrooms, shower room and a family bathroom.**

**Outside of the property there is a garage/parking to the front. The well stocked wrap around garden is a particular feature incorporating a terrace and lawn. Summer house / studio. There are rural views are enjoyed from the rear.**

**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 Hall

10'2 x 3'9 (3.10m x 1.14m)

Window to front, door to:

### Garden Room

19'2 x 10' (5.84m x 3.05m)

Double aspect room with far reaching views across the valley, two sets of bi-fold doors that lead to a wrap around garden, door to:

### Kitchen

14'8 x 11'8 (4.47m x 3.56m)

Base and eye level units comprising built-in dishwasher, oven, gas hob, sink with window and skylight above, the worktop extends to a breakfast bar, separate pantry area and a large understairs cupboard, hallway that leads to:

### Cloakroom

5'1 x 4'2 (1.55m x 1.27m)

Toilet, sink, window.

### Utility Area

6'10 x 3'5 (2.08m x 1.04m)

This utility space is located at the end of a hallway and currently houses a washing machine with space for a tumble dryer above, window, door to the garden.

### Living Room

16'2 x 14'3 (4.93m x 4.34m )

Bay window to front, gas fireplace.

### First Floor

#### Landing

#### Bedroom

14'3 x 10'11 (4.34m x 3.33m)

Window to front.

#### Bathroom

9' x 6'10 (2.74m x 2.08m)

Bath, separate shower, sink, toilet, airing cupboard housing the boiler, window to rear.

#### Bedroom Two

11'10" x 11'1 (3.61m x 3.38m )

Window to rear, door to:

#### Shower Room

6'7 x 4'4 (2.01m x 1.32m)

Toilet, basin, shower.

#### Bedroom Three

10'8 x 7'4 (3.25m x 2.24m)

Window to front, large storage cupboard.

### Outside

#### Garage

15'10 x 8'3 (4.83m x 2.51m)

Up and over door to front from the driveway.

#### Gardens

The garden is a particular feature comprising a summer house with electricity, there is a potting shed and tool shed, wrap around paved area with steps that lead to a lawn garden with mature planting borders, uninterrupted views across the valley and there is a side gate from the driveway.

#### 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 – E

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

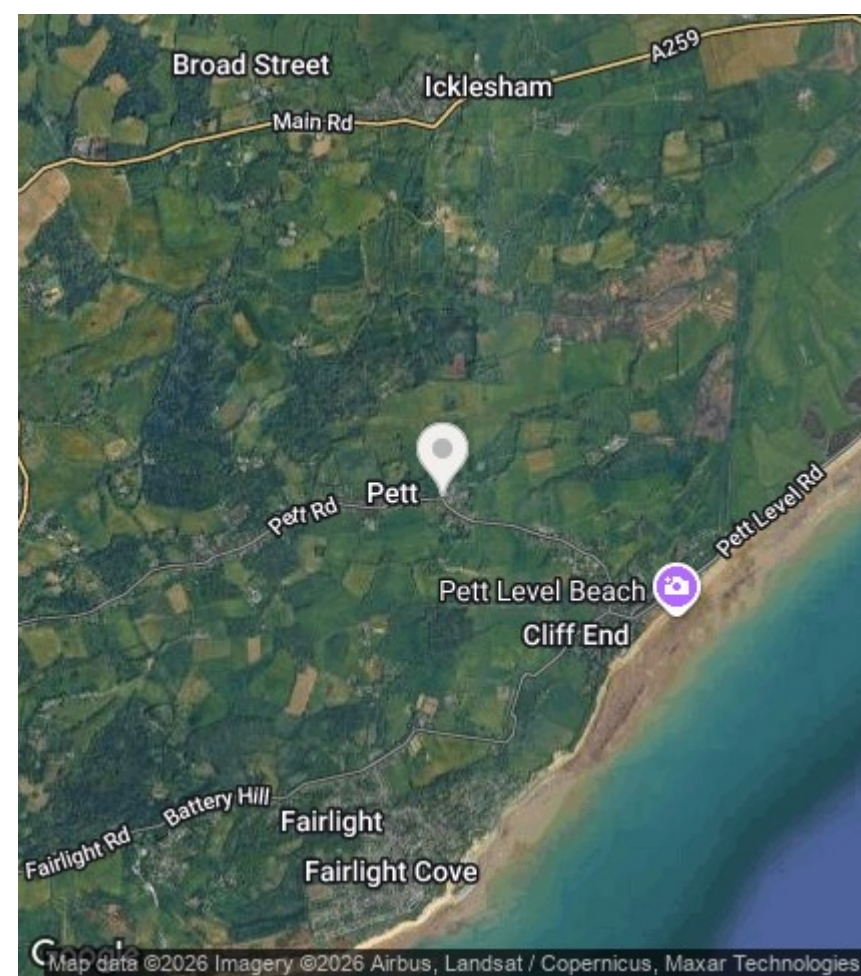
If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.







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	100
(81-91) B	
(69-80) C	
(55-68) D	66
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
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	
EU Directive 2002/91/EC	



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