

RUSH  
WITT &  
WILSON



**Millwood Watermill Lane, Hastings, TN35 4HY**  
**Guide Price £760,000**

**Substantial detached country home in this semi-rural setting on the outskirts of Pett.**

**The spacious and versatile accommodation will appeal to a variety of buyers and is arranged over two floors. On the ground floor there is a light airy double aspect living room, kitchen/dining room with direct access to the garden, a snug/downstairs bedroom, cloakroom. On the first floor there are four bedrooms, one with a shower and a family bathroom. There is an integral garage and driveway parking for several cars.**

**The wrap around mature garden is a particular feature.**

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



## Locality

Millwood is located in the popular village of Pett, between the ancient Cinque Port town of Rye and historic coastal town of Hastings.

Local amenities include the church and village hall, butchers and tea room as well as two public houses/ restaurants all within walking distance of the property.

Further shopping, sporting and recreational facilities can be found in the nearby towns of Rye and Hastings, each only a short drive away and also accessed via a bus service passing through the village.

Easy access to rural walks and at nearby Pett Level and Winchelsea Beach to miles of open shingle beach which extends from the cliffs at Fairlight to the nature reserve at Rye Harbour, forming part of the stunning coastline of the Rye Bay.

## Entrance Porch

Leads to a reception hallway with stairs to the first floor, personal door to the garage.

## Cloakroom

5'2 x 3'3 (1.57m x 0.99m)

Window to the front, wash basin, wc.

## Living Room

20'2 x 10'4 (6.15m x 3.15m)

Double aspect room with windows to the front and side, stone fireplace with inset log burner, wall light points, connecting doorway to:-

## Dining Room

11'9 x 8'10 (3.58m x 2.69m)

Double aspect with window to the rear, door to the side leading onto terrace and garden.

## Kitchen

18' x 12'10 max (5.49m x 3.91m max)

Fitted with a range of traditional style cupboard/drawer base units and matching wall mounted cabinets, complimenting work surface with inset double sink, matching dresser unit with cupboards, basket storage, display cabinets, space and point for Range, windows and doors to the rear.

## Snug/Bedroom Five

12'0" x 10'1" (3.67 x 3.09)

Window to the rear.

## First Floor

### Galleried Landing

Stairs rise from the reception hallway to a spacious part galleried landing with large window to the front, access to generous loft space with scope to convert (subject to any necessary permissions being obtained).

### Bedroom

20'2 x 12' (6.15m x 3.66m)

Double aspect with windows to the front and side.

### Bedroom

12'9 x 10' (3.89m x 3.05m )

Double aspect with windows to the front and side.

### Bedroom

15'9 x 8'10 (4.80m x 2.69m)

Double aspect to the rear and the side, built-in wardrobes.

### Bedroom

12'1 x 9'10 (3.68m x 3.00m)

Window to the rear, built-in wardrobes, shower cubicle.

### Bathroom

12'2 x 5'4 (3.71m x 1.63m )

Fitted with a white suite comprising panelled bath, separate shower cubicle, back to wall unit with wash basin, wc, two windows to the rear.

## Outside

### Front Garden

Five bar gate opens to the driveway which provides off road parking for several cars and access to the integral garage. The property is located centrally on a large plot with formal lawn to the front bordered by mature hedging providing privacy and seclusion.

## Rear Garden

Enjoying seclusion and gently sloping lawned gardens with a terrace located to side accessed from the dining room, substantial timber workshop/log store to the side with gate giving return access to the front.

## Garage

18' x 10'2 (5.49m x 3.10m )

Up and over door to the front, personal door to the reception hallway, space and plumbing for washing machine, space for further free standing appliances.

## 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 – F

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.





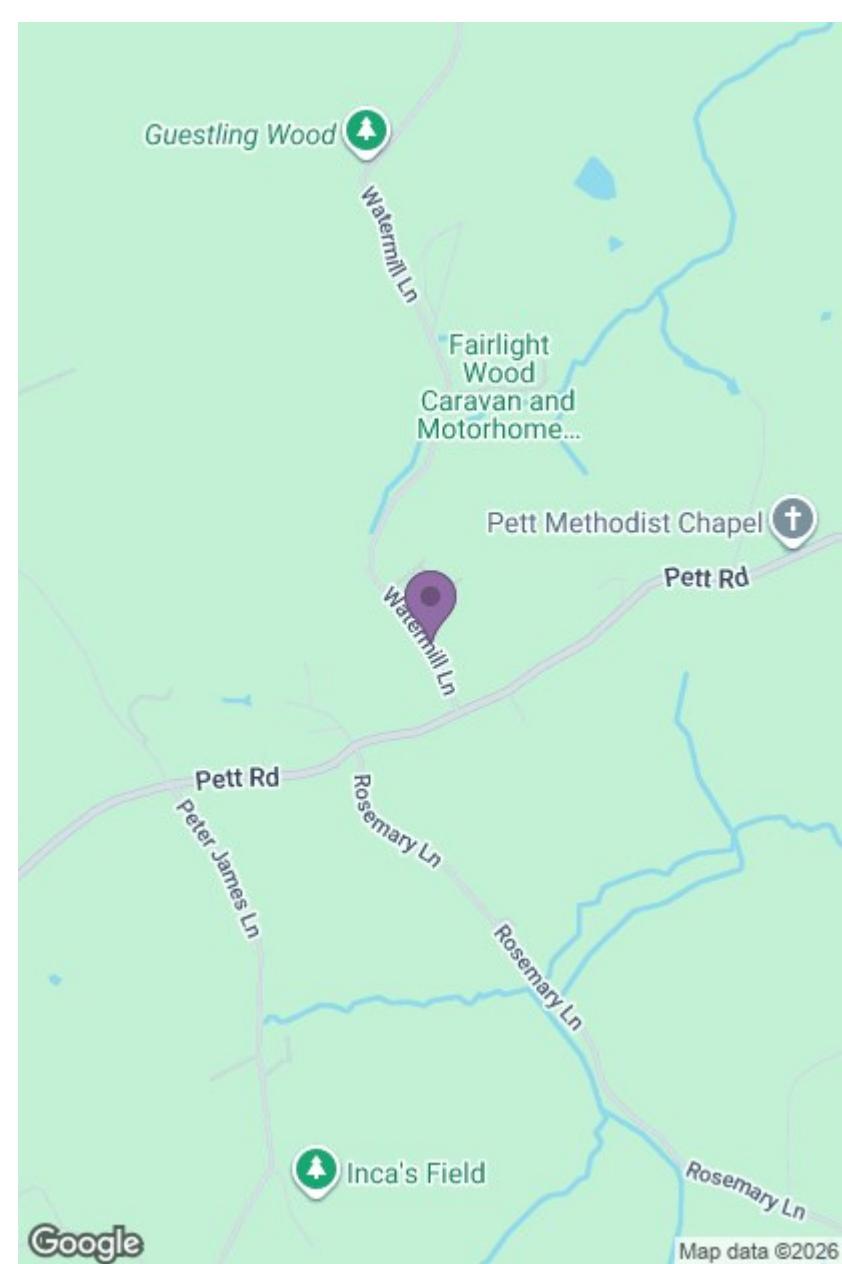
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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		92
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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 (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		
England & Wales EU Directive 2002/91/EC		





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