

**RUSH
WITT &
WILSON**



RUSH
WITT &

**Gatehurst Pett Road, Hastings, TN35 4HG
Offers In The Region Of £1,350,000 Freehold**

Nestled in the charming rural village of Pett, Hastings, this exquisite Grade II listed period house offers a unique blend of historical elegance and modern comfort. This home is perfect for families or those who enjoy entertaining. One of the standout features of this home is the separate Sussex Barn, which has been updated to a high standard, providing additional living space or a versatile area for hobbies and projects. The extensive attic rooms offer further potential, allowing for creative use of space. A useful workshop adds to the practicality of this remarkable property. Set within a generous walled garden of approximately 0.65 of an acre, the outdoor space is ideal for relaxation and outdoor activities, making it a perfect retreat. The property is immaculately presented, showcasing a harmonious blend of period features and contemporary finishes.

For those who enjoy coastal living, Pett Level Beach is conveniently located within just one mile, offering beautiful seaside walks and leisure activities. Additionally, off-road parking ensures that you and your guests can enjoy easy access to the property. This delightful home in Pett is a rare find, combining historical charm with modern amenities in a favoured village location. It is an ideal choice for anyone seeking a peaceful yet vibrant lifestyle in the heart of the Sussex countryside.

Further Property Information below:









Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3

Approximate total area⁽¹⁾

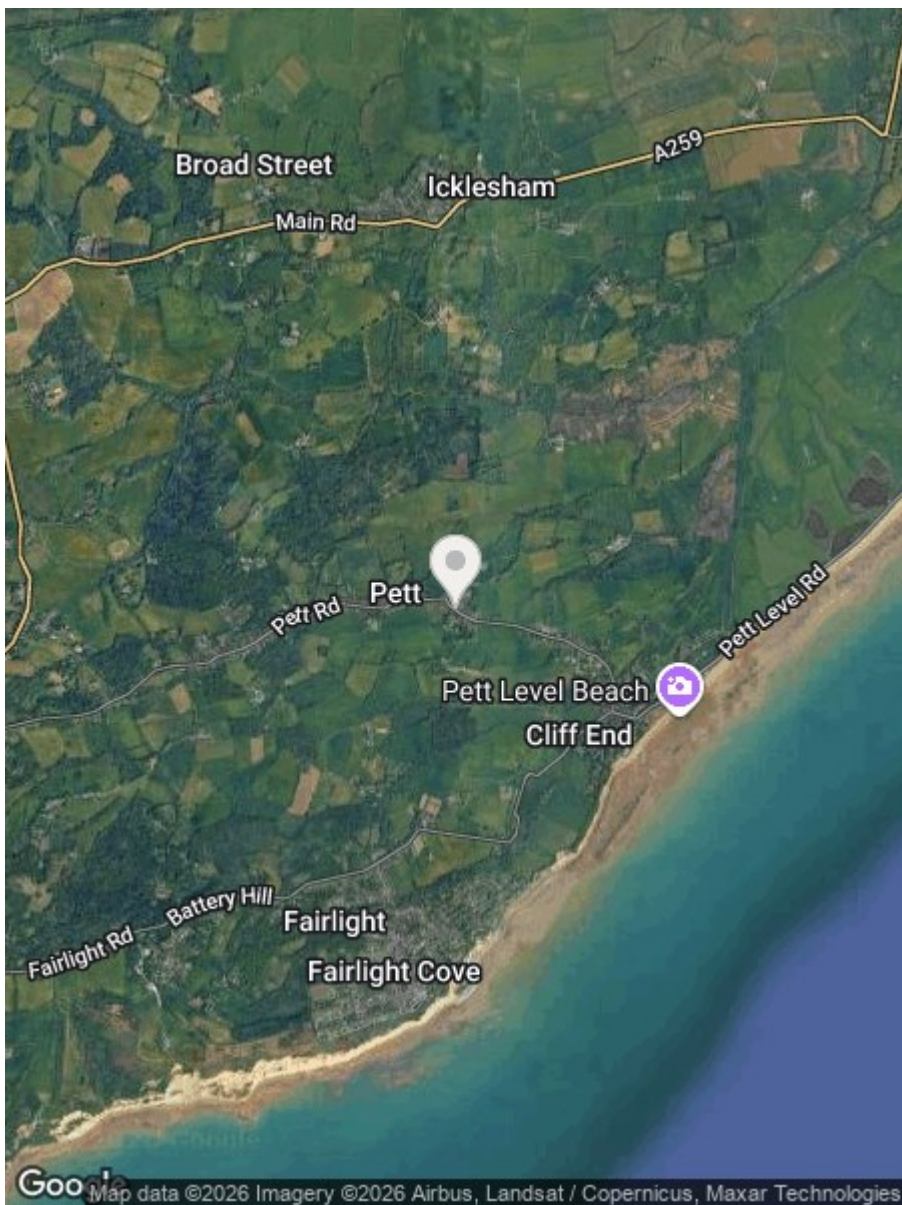
403.2 m²

4338 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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		
England & Wales	EU Directive 2002/91/EC	81

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	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).
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>

**RUSH
WITT &
WILSON**

**Residential Estate Agents
Lettings & Property Management**



**Rother House Havelock Road
Hastings
East Sussex
TN34 1BP
Tel: 01424 442443
hastings@rushwittwilson.co.uk
www.rushwittwilson.co.uk**