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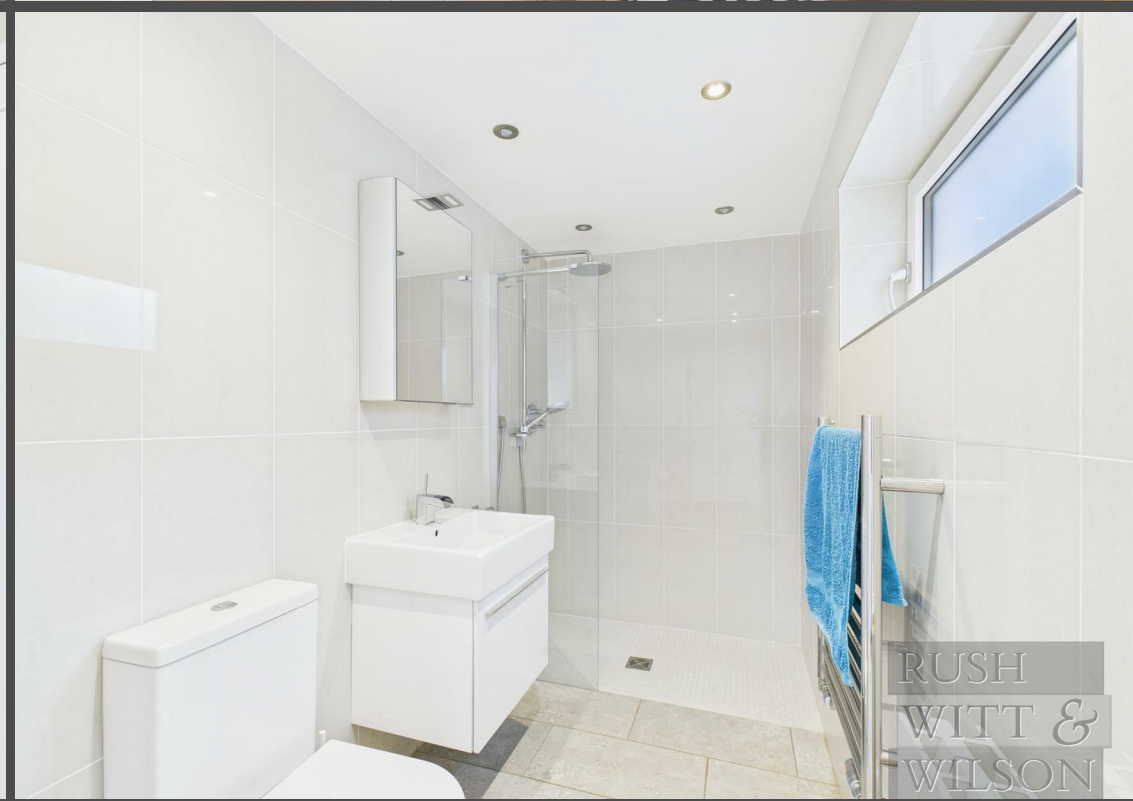
RUSH  
WITT &

**Oystercatcher Pett Level Road, Pett Level, TN35 4EH  
Offers In The Region Of £1,000,000 Freehold**

Nestled along the picturesque Pett Level Road in Pett Level, ideally situated between Winchelsea and Fairlight, and within easy reach of the historic town of Rye and the seaside town of Hastings, this remarkable attached house presents a rare opportunity to acquire a prestigious home by the sea. Spanning an impressive 1,719 square feet, this property boasts four spacious bedrooms and four well-appointed bathrooms, making it an ideal choice for families or those seeking a luxurious coastal retreat. The heart of the home is undoubtedly the large open-plan living room and kitchen located on the top floor, where breathtaking views of the sea can be enjoyed from the comfort of your own home. The design of this space is perfect for modern living, allowing for seamless interaction between family and guests. The property is thoughtfully arranged across three floors, providing a sense of privacy and comfort. Two of the bedrooms feature en-suite bathrooms, ensuring convenience for residents and visitors alike. Additionally, the home includes a garage and off-road parking for up to four vehicles, a rare find in such a desirable location. Step outside to discover balconies at the rear, where you can soak in the stunning views and enjoy the fresh sea air. With direct access to the beach, this home is perfect for those who appreciate coastal living and the beauty of nature. This fabulous property is chain-free, making it an even more attractive prospect for potential buyers. Whether you are looking for a prestigious family home or a serene getaway by the sea, this house on Pett Level Road is not to be missed.





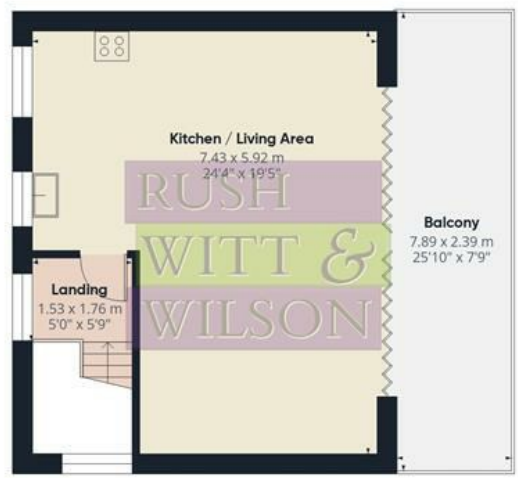




Floor 0



Floor 1



Floor 2



**Approximate total area<sup>(1)</sup>**

159.7 m<sup>2</sup>  
1719 ft<sup>2</sup>

**Balconies and terraces**

34 m<sup>2</sup>  
366 ft<sup>2</sup>

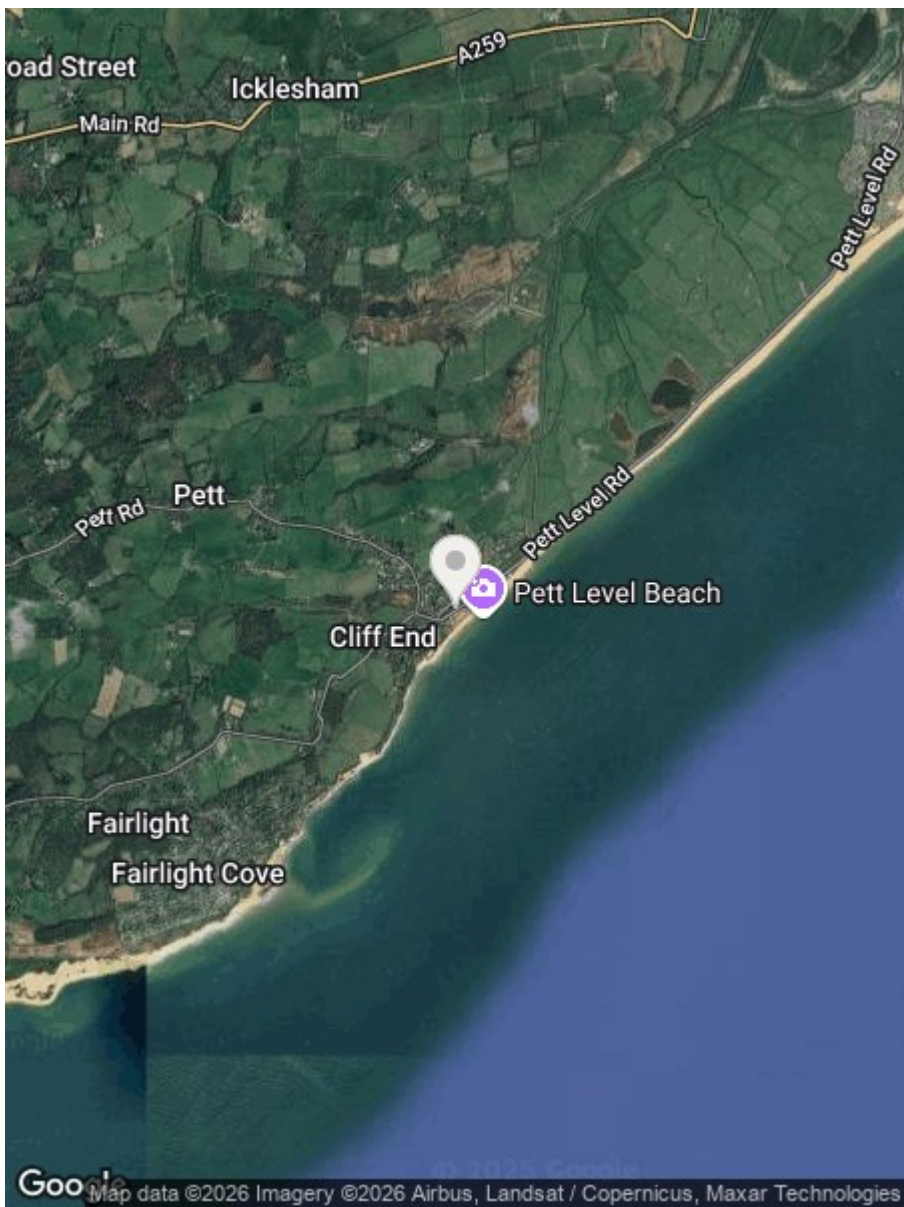
**Reduced headroom**

0.2 m<sup>2</sup>  
2 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 1.5 m/5 ft

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Council Tax Band -

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:

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