

**RUSH
WITT &
WILSON**



**Meads Pett Road, Hastings, TN35 4HG
Offers In Excess Of £700,000 Freehold**

Set within approximately one third of an acre in this highly regarded village location, Meads is a charming 1930s detached home enjoying breathtaking south-facing gardens that back directly onto open farmland and countryside, with far-reaching views towards Fairlight and Pett Level. Beautifully positioned and surrounded by established gardens on all sides, this is a rare opportunity for those seeking a peaceful lifestyle home with exceptional outdoor space. Built in 1934, the property offers spacious and well-balanced accommodation across two floors, including a dual-aspect living room with feature fireplace, a bright adjoining conservatory and a separate dual-aspect dining room, all designed to make the most of the stunning garden outlooks. The modern fitted kitchen includes integrated appliances, complemented by a downstairs cloakroom/wc. Upstairs, a galleried landing leads to three bedrooms, each enjoying picturesque views across the gardens and surrounding countryside, alongside a stylish contemporary family bathroom with walk-in double shower. The gardens are undoubtedly a standout feature of Meads, thoughtfully landscaped with sweeping pathways, formal lawns, patio seating areas, mature planting, a productive vegetable garden and even a charming covered well with submersible pump. Perfect for keen gardeners and outdoor entertaining alike, the grounds create an idyllic setting rarely found. Further benefits include a sweeping driveway providing ample off-road parking, a detached garage and easy access to nearby countryside and woodland walks, two popular village pubs and the beach at Pett Level. A truly special home that must be viewed to be fully appreciated.









Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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Approximate total area⁽¹⁾

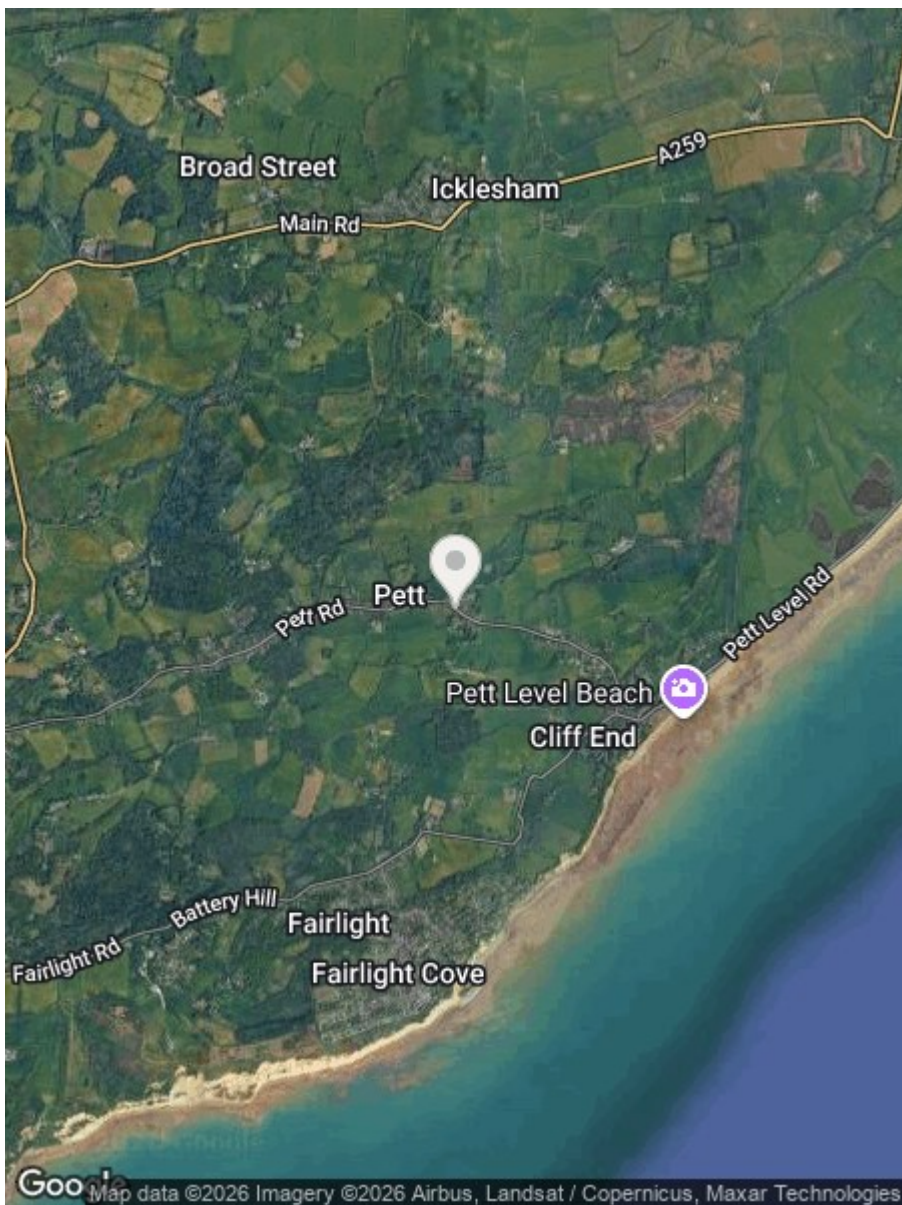
129.3 m²

1392 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	82

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 - F

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).
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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.
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