RUSH WITT & WILSON

Residential Estate Agents
Lettings & Property Management

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Mariners Plat Pett Level Road, Hastings, TN35 4EH

£375,000

Offered CHAIN FREE & nestled in the tranquil hamlet of Pett Level, this substantial detached family home offers a harmonious blend of coastal living and countryside charm. Situated just a short stroll from the expansive shingle beach stretching from the cliffs at Fairlight to the nature reserve at Rye Harbour, the property provides an idyllic setting for those seeking a peaceful retreat by the sea. The spacious and well-presented accommodation is arranged over two floors and comprises a triple-aspect living room opening to a dining room, a generous kitchen/breakfast room with an adjoining utility/cloakroom, and four double bedrooms, including a master suite with a concealed dressing area. The property also features a bath/shower room and a further shower room, ensuring ample facilities for family living. A veranda to the front and low-maintenance gardens to the side and rear enhance the outdoor appeal. Offered with no onward chain, this home presents an excellent opportunity for both family living and holiday investment. Beyond the property, the surrounding area boasts beautiful undulating countryside, with numerous rural walks and the Saxon Shore Way passing nearby. The neighbouring villages of Pett, Fairlight, and Winchelsea Beach offer a range of local amenities, including supermarkets, tea rooms, and public houses. Further shopping, sporting, and recreational facilities can be found in the historic towns of Rye and Hastings, both just a short drive away. This delightful home combines the best of coastal and countryside living, making it a perfect choice for those seeking a serene lifestyle in a picturesque setting. For further information and to arrange a viewing please call our Rye Office 01797 224000. Agents Note: A member of staff at Rush Witt & Wilson, is a connected person to this property, as defined in Section 21 of The Estate Agents Act 1979.

Locality
Situated in the increasingly popular hamlet of Pett Level, only a short walk from miles of open shingle beach which extends from the cliffs at Fairlight to a nature reserve at Rye Harbour.

The neighbouring villages of Pett, Fairlight and Winchelsea Beach offer a range of local amenities including supermarket / post office, tea room, hairdressers, butchers, public houses/restaurants and active community halls.

Further shopping, sporting and recreational facilities can be found in the ancient Cinque Port town of Rye and the historic coastal town of Hastings, both of which are only a short drive away.

Beautiful undulating countryside borders the village. There are many rural walks and the Saxon Shore Way passes the property.

Reception Area
14'6 x 6'8 (4.42m x 2.03m)
Windows and door to front with shutters, open plan to:

Living Room
14'2 x 15'4 (4.32m x 4.67m)
Double aspect with window to side, double doors to the rear providing views and access onto the rear garden, log burner, wall light points.
Agents note - the room can be divided to suit or opened to create an open plan living space that extends to the dining room.

Dining Room
25'2 x 9'10 (7.67m x 3.00m)
Two windows to front with shutters.

Office/Ground Floor Bedroom
11'3 x 9'8 (3.43m x 2.95m)
Window to rear.

Kitchen
20'1 x 11'5 max (6.12m x 3.48m max)
A light and airy double aspect room with window to side, two further windows to rear together with a stable door, extensively fitted with a range of traditional style cupboard and drawer base units, matching wall mounted cabinets and cupboards with shelving and plate rack, complimenting work surface with inset double bowl ceramic sink, further sink bowl with mixer tap, space and point for range style cooker, space for American style fridge/freezer, upright unit housing the oven, integrated dishwasher, built in cupboard, stairs rising to the first floor, tiled floor, door leading through to::

Utility/Cloakroom
6'5 x 4'4 (1.96m x 1.32m)
Window to side, single drainer sink unit with cupboard beneath and space and plumbing for washing machine wall mounted boiler, low level wc

First Floor

Landing
Access to loft space, doors off to the following:

Bedroom
20' x 12'9 (6.10m x 3.89m)
Double aspect with windows to front and side, concealed dressing area/walk-in wardrobe with full height sliding mirrored doors.

Bedroom
18'7" x 8'5" (5.66m x 2.57m)
Double aspect with two windows to front and further eye line window to side, range of full height built in wardrobes, door leading through to:,

Shower Room
9'6 x 6'10 (2.90m x 2.08m)
Window to rear, large shower cubicle, pedestal wash hand basin, low level wc, generous wall and floor tiling, accessed from bedroom but with return door to the landing so can be used independently.

Bedroom
11'2 x 8'6 (3.40m x 2.59m)
Window to front.

Bedroom
11'2 x 7'11 (3.40m x 2.41m)
Window to rear.

Bath/Shower Room
11'0 x 8'0 (3.35m x 2.44m)
Obscure window to rear, white suite comprising panel enclosed bath with mixer tap and shower spray attachment, pedestal wash hand basin, low level wc, separate large shower cubicle, built in cupboard housing wall mounted boiler.

Outside

Gardens
There is a small veranda to the front. Picket fencing with pedestrian gate to the side leading to private terrace/seating area. A brick paved path continues to the rear and a further courtyard style garden, accessed also from the living room and kitchen.

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.

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Beach and Canal photographs taken near by and are not views from property.

Council Tax Band - D

Floor 0

Floor 1

Approximate total area(1)

169.9 m²

1828 ft²

Reduced headroom

0.7 m²

7 ft²

(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.

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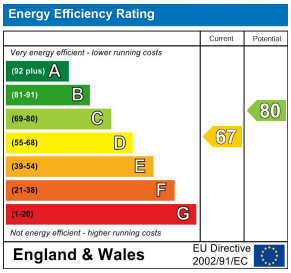

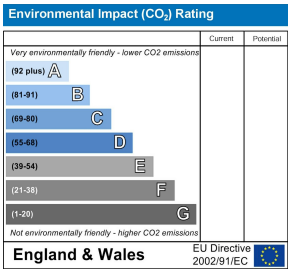

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