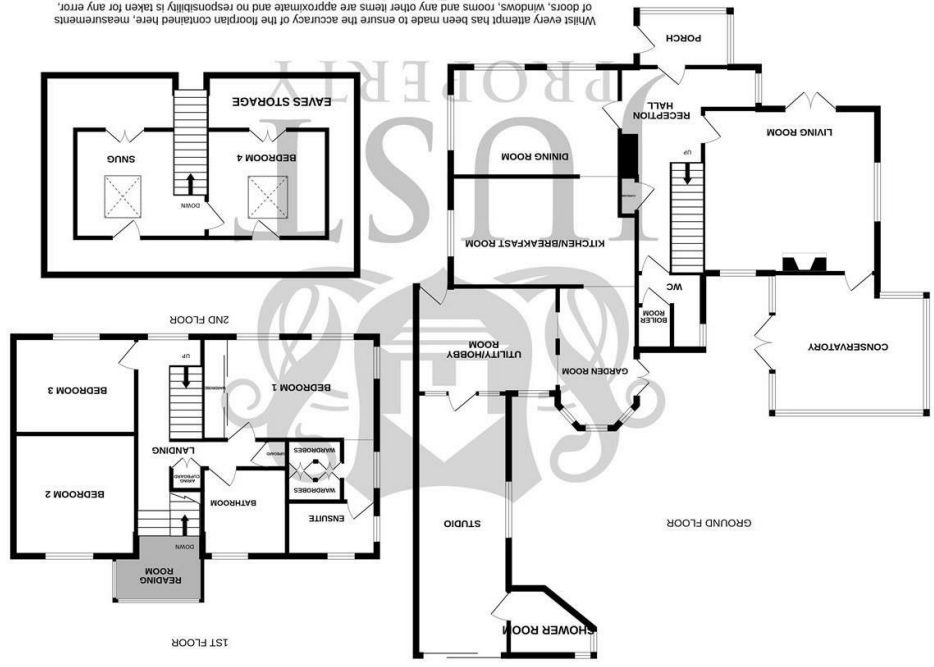




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	70
Potential	79



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Horringer Pett Road, Hastings, TN35 4HE

# FLOORPLANS



4 Bedrooms   3 Receptions   2 Bathrooms   2098.96 sq ft

Freehold

# £775,000

Horringer Pett Road, Hastings, TN35 4HE





4 Bedrooms 3 Receptions 2 Bathrooms 2098.96 sq ft

## PROPERTY DETAILS

A deceptively spacious and beautifully presented four bedroom detached family home, set in the sought-after village of Pett, close to countryside walks, Guestling Wood and Pett Level Beach.

Originally dating from the 1950s, this versatile home is arranged over three floors and offers three reception areas comprising a dual aspect living room with feature fireplace and wood burner, a dining room opening into the kitchen/breakfast room, and a delightful conservatory overlooking the rear garden. A garden room, cloakroom/WC and utility/hobby room complete the ground floor.

A particular feature is the impressive 26ft studio with vaulted ceiling and its own shower room, offering excellent potential for a home office, creative workspace or annexe-style accommodation.

The first floor provides three bedrooms, including a principal bedroom with walk-in wardrobe and en-suite shower room, together with a family bathroom and a charming galleried reading area enjoying views over the gardens and surrounding countryside. The second floor offers a further double bedroom and a separate snug, both with useful eaves storage and elevated rear views.

Outside, the property benefits from gated off-road parking for several vehicles and a secluded, established rear garden measuring approximately 100ft x 60ft. Mainly laid to lawn, the garden features extensive patio areas, a wisteria-covered seating area, summerhouse and garden store.

Further benefits include gas fired central heating, double glazing and a highly desirable village setting. Early viewing is highly recommended to appreciate the space and flexibility this wonderful family home has to offer.



## ROOM DIMENSIONS

### Front Door

Entrance Porch  
8'5" x 4'11" (2.57 x 1.52)

Entrance Hall  
17'8" x 6'0" (5.41 x 1.83)

### Downstairs W.C

Living Room  
15'10" x 14'11" (4.83 x 4.57)

Conservatory  
14'0" x 13'3" (4.27 x 4.04)

Dinning Room  
15'5" x 10'0" (4.70 x 3.05)

Kitchen Breakfast Room  
16'9" x 10'0" (5.13 x 3.05)

Garden Room  
12'11" x 7'1" (3.94 x 2.18)

Utility Room  
12'9" x 9'10" (3.89 x 3.00)

Studio Room  
26'4" x 8'2" (8.03 x 2.51)

Stairs to First Floor Landing

### Bedroom

14'0" x 9'3" (4.29 x 2.84)

### Walk-in Wardrobe

En-Suite Shower Room  
8'2" x 4'11" (2.49 x 1.52)

### Bedroom

11'1" x 10'11" (3.40 x 3.35)

### Bedroom/ Study

10'11" x 9'3" (3.35 x 2.84)

Family Bathroom  
8'0" x 7'6" (2.44 x 2.29)

### Stairs to Second Floor

Snug/Attic Room  
11'10" x 9'8" (3.63 x 2.97)

### Bedroom

10'9" x 9'8" (3.30 x 2.97)

### Front & Rear Gardens

Gates Driveway

## FEATURES

- Spacious Detached Family House
- Four Double Bedrooms
- Three Reception Rooms
- Favoured Pett Village
- 14'0 x 13'3 Conservatory
- Open Plan Kitchen/Dining Room
- Impressive 26'4 Rear Studio
- Family Bathroom & En-Suite
- Large Driveway & 100ft Gardens
- Views to Rear over Countryside

