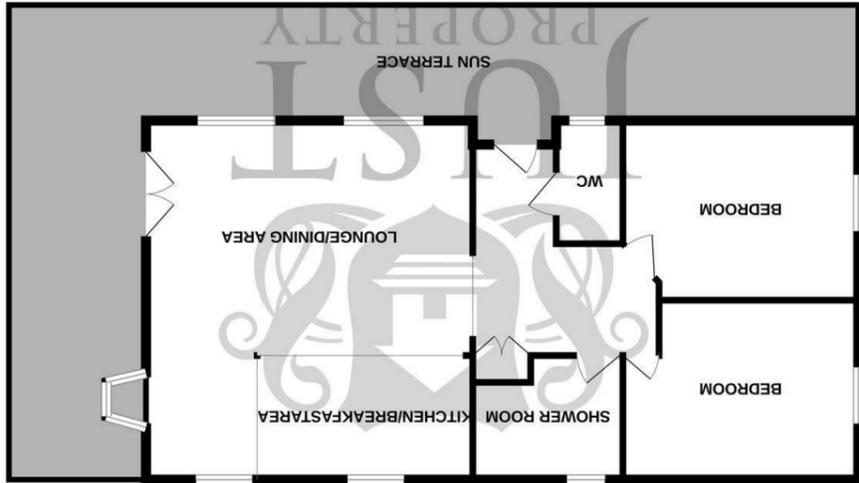


When viewing this house the accuracy of the dimensions contained there, measurements of doors, windows, floors and other items are approximate and are intended to be used as a guide only. The actual dimensions may vary slightly from those shown on the drawings. The drawings, plans and photographs shown are for illustrative purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown are not guaranteed as to their operation or efficiency and can be given.



GROUND FLOOR



www.justproperty.net

TN35 4HF
Trewella Lodge, Marsham Brook Lane, Pett Level,

FLOORPLANS



2 Bedrooms 1 Receptions 1 Bathrooms sq ft

Freehold
£300,000

Trewella Lodge, Marsham Brook Lane, Pett Level, TN35 4HF

Exempt from home stamp duty increases!





2 Bedrooms 1 Receptions 1 Bathrooms sq ft

PROPERTY DETAILS

CHAIN FREE

Tucked away down a peaceful private lane just 300 metres from the unspoilt, tranquil beach of Pett Level, Trewella Lodge offers a unique and luxurious holiday experience. Situated within its own large, secluded private garden, this recently and beautifully refurbished property meets high standards of comfort and accessibility. Designed with excellent wheelchair access, including a spacious decked veranda, Trewella Lodge comfortably accommodates up to six guests. This rare and unique property sits in its own Freehold plot and will be sold fully furnished.

Ideally located near the historic towns of Rye and Hastings, this family friendly destination offers both convenience and charm. The open-plan layout features a 19'5" x 15'4" lounge/diner with triple aspect windows and vaulted ceilings, seamlessly connecting to the kitchen area which includes Bosch integrated dishwasher, fridge and a Zanussi double oven with induction hob. There is also an integrated wine chiller. The entrance hallway leads to two double bedrooms, a separate cloakroom and beautifully appointed shower room which includes a further WC. There is also a delightful summer house in the grounds and useful utility shed (with both plumbing and power). Trewella Lodge is a wonderful opportunity to secure a large and impressive dwelling, suitable as a second/holiday home and investment opportunity.

The fully enclosed level gardens boast a raised decked area, perfect for outdoor relaxation together with a secluded designated space for a hot-tub. Trewella Lodge benefits from its own private drive with parking for two vehicles and additional hardstanding inside the garden behind the double gates. The property benefits from private drainage. Holiday Lodge on it's own Freehold Plot - cash or specialist mortgage as a traditional mortgage may not be available

11.5 months with no restrictions on length of stays.

W3W staple/raves/baths.



ROOM DIMENSIONS

Front Door

Entrance Hall

Open Plan Lounge/Dining Area
19'5" x 15'3" (5.92 x 4.67)

Kitchen / Breakfast Area

Bedroom
11'6" x 9'6" (3.51 x 2.92)

Bedroom
11'6" x 9'6" (3.51 x 2.90)

Shower Room/W.C
8'0" x 6'9" (2.44 x 2.06)

Separate W.C

Off Road Parking

Private Garden

Storage Shed

Summer House

Utility Shed

FEATURES

- Holiday Lodge on it's own Freehold Plot - cash or specialist mortgage as a traditional mortgage may not be available
- Two Double Bedrooms
- Open Plan Living Room
- Fitted Kitchen Area
- Wheelchair Accessible
- Private Garden
- Off Road Parking
- Fully Furnished
- 11.5 Months with no Restrictions on Length of Stays
- 2nd Home SDLT premium does not apply

