



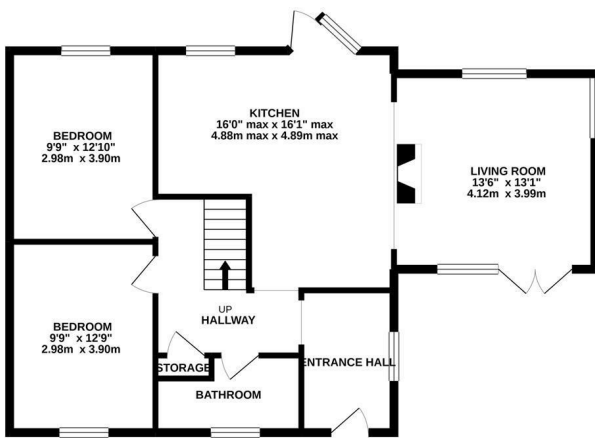
Marsham Brook Lane, Hastings TN35 4HF

Offers in excess of £700,000



Unique, RIBA award winning detached family home set in just under an acre of PRIVATE WRAP AROUND GARDENS with a long driveway and DETACHED DOUBLE GARAGE. It's ideally positioned just moments from PETT LEVEL BEACH making it the PERFECT COASTAL RETREAT. The well designed accommodation spans two storeys with large welcoming entrance hall and a bright OPEN PLAN living, dining and kitchen space which enjoys a TRIPLE ASPECT with feature windows which frame the woodland vista and allow the natural light to stream through creating the sense of INDOOR/OUTDOOR LIVING. There is a centrally positioned OPEN FIREPLACE, perfect for those cosy winter evenings. There are two double bedrooms on the ground floor along with a family bathroom and a further two bedrooms on the first floor with an additional cloakroom. The main bedroom benefits from direct access out to a PRIVATE BALCONY. Externally the double sized plot measures approximately just under an acre with a LONG SWEEPING DRIVEWAY and a detached double garage where there is power, water and storage above. This charming property truly is ONE OF A KIND and not to be missed.

GROUND FLOOR
835 sq.ft. (77.6 sq.m.) approx.



1ST FLOOR
359 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA: 1194 sq.ft. (110.9 sq.m.) approx.

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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