

PHILLIPS & STUBBS



coastal +
COUNTRY



Located in the coastal hamlet of Pett Level from where there are far reaching widespread coastal views to the front and a rural outlook to the rear over Pett Level Preservation Trust Land and open farmland beyond. In the vicinity are spectacular cliff top walks, local nature reserve and bird sanctuary. Nearby Winchelsea Beach boasts a nationally renowned local butcher, delicatessen and Convenience store. The Ancient Town and Cinque Port of Rye famed for its medieval architecture and cobbled ways including Mermaid Street and Church Square is within 5 miles. The town offers a range of local independent shops, schools for all ages, general weekly market and local train services to Eastbourne and to Ashford with high speed connections to London St. Pancras (37 minutes) and Paris, Brussels and Amsterdam via Eurostar. Westwards is Hastings with its seafront promenade, Old Town and Priory Meadow shopping centre.

This detached bespoke property was completed in 2017 being finished to a high standard with particular attention to detail and includes an internal four person lift, poured Terrazzo flooring with underfloor heating throughout, electric window blinds throughout, Miele appliances, full height IQ windows, full height doors, Corian and marble on the kitchen worksurfaces and bathrooms.

The accommodation comprises front door into the **entrance hall**, with stairs rising to the first floor, two built in plant cupboards housing the Sky/WiFi comms, hot water tank and underfloor heating manifold. Internal lift to all floors. **Garden room** with doors out to the rear garden, range of fitted cupboards with shelving. Wall mounted built in occasional bed. **Shower room** comprising shower cubicle, wash hand basin, w.c, heated towel rail. **Utility room** with boot room area having built in shoe store and hanging rails. The utility area has built in Miele washing machine and tumble dryer. In addition, there is a commercial drying cabinet with hanging rails.

Built in worksurface with inset sink unit, cupboards under, built in pull out ironing board and fridge.

First floor landing with doors to both bedrooms, lift and stairs to second floor. **Main bedroom** having door out to a sea facing balcony, additional large sliding door with Juliet balcony. Bespoke fitted bed with built in lacquered headboard, on the reverse an apothecary style storage drawers. **En-suite dressing room** fitted with bespoke Perspex drawers, hanging rails and storage units. **En-suite shower room** clad in marble throughout with walk in shower, w.c, bidet, wash hand basin with cupboards under, heated towel rail. **Guest bedroom 2** with sliding door out to a front balcony, built in wardrobes. **En-suite bathroom** with free standing bath with mixer tap/shower attachment, shower cubicle, w.c, wash hand basin with Corian surround, tiling formed by setting pebbles into resin. Glass fronted cabinets. Heated towel rail.

Second floor main open plan living space with dining and kitchen area having sliding doors out to the rear beach facing balcony with widespread sea views including the sandstone cliffs at nearby Cliff End, the balcony continues around the side to the front of the house. In the living area there is a fireplace with biofuel fire, door to lift, built in shelving. The fitted kitchen has both Corian and Azur Bahia marble worksurfaces, Miele appliances include an induction hob, extractor fan, microwave/steam oven, conventional oven, warming drawer, integrated fridge/freezer, dishwasher, sink with waste disposal unit and Quooker hot tap.

Outside: Off road parking to the front, built in bin store, side gate leading around to the landscaped rear garden with paved terrace, BBQ and rear gate leading directly out to the beach.

Price guide: £2,250,000 freehold

By the Sea, Pett Level Road, Pett Level, East Sussex TN35 4EH



A unique detached modern beach fronted house finished to a high standard with bespoke fittings and enjoying widespread sea views over Rye Bay and the English Channel.

- Ground floor • Entrance hall • Garden room • Shower room • Utility/boot room
- First floor landing • Main bedroom with sea facing balcony, fitted en-suite dressing room and en-suite shower room
- Guest bedroom 2 with en-suite bathroom • Second floor main open plan living/dining/kitchen opening onto a wrap around balcony
- Air source heat pump • EPC rating A • Off road parking • Landscaped rear garden with direct beach access



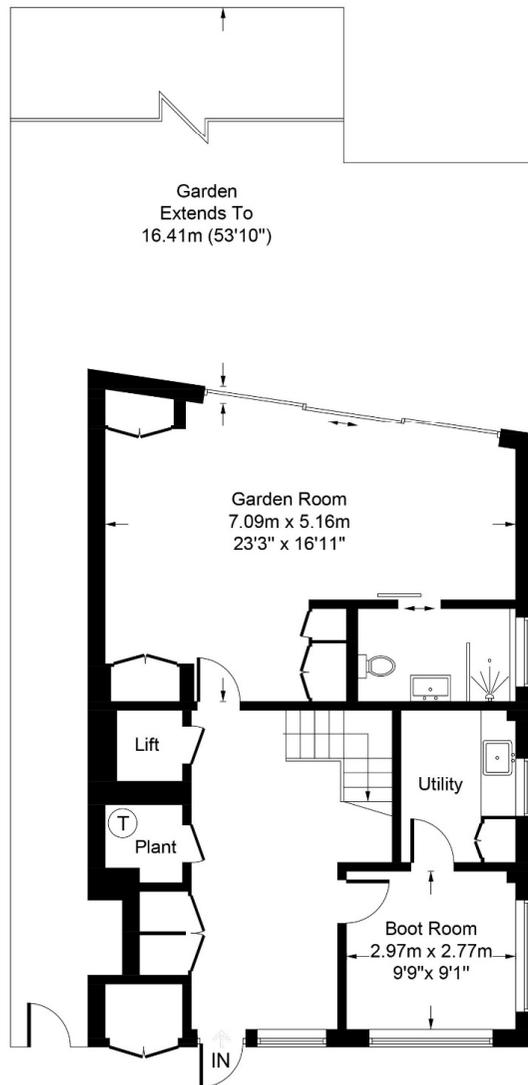
Directions: Leave Rye in a westerly direction on the A259 and after approximately three miles, turn left signposted for Winchelsea Beach/Fairlight. Proceed through the village of Winchelsea Beach and onto Pett Level following the sea wall. Upon entering the village of Pett Level the property will be seen after a short distance on the left hand side.

Council Tax Band G

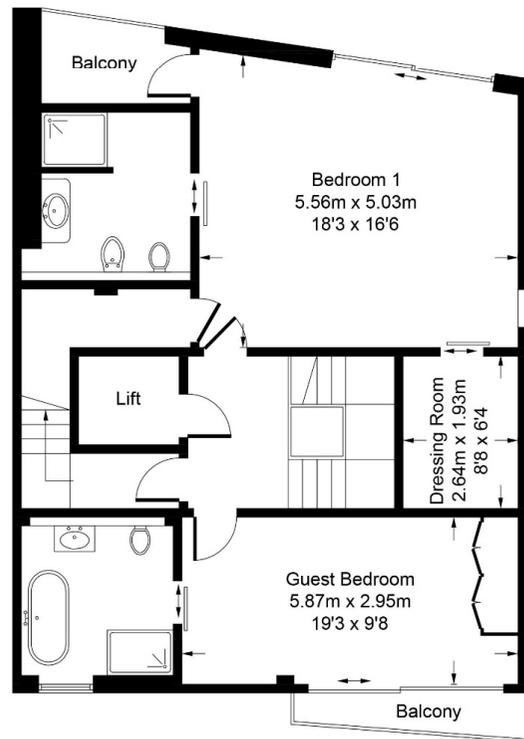
Note: The main brochure photographs are kindly supplied by Hufton and Crow www.huftonandcrow.com

By The Sea

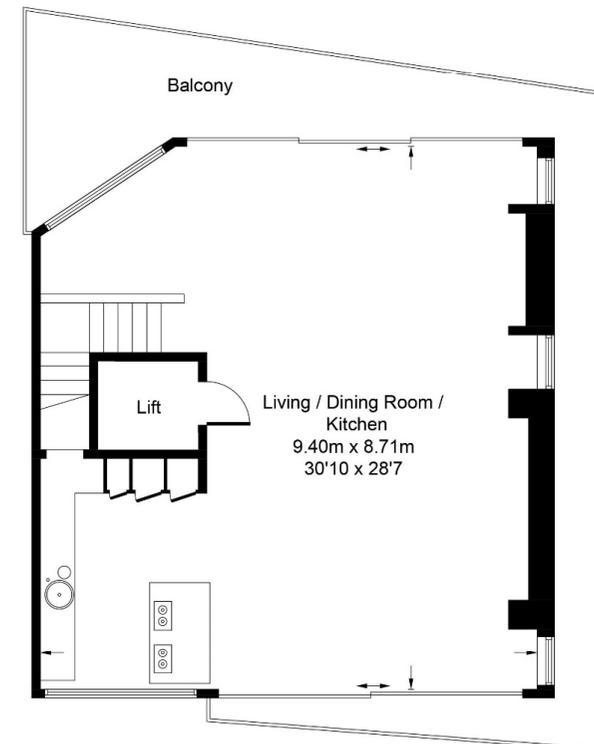
Approximate Gross Internal Area = 243.5 sq m / 2621 sq ft
(Including Lift)



Ground Floor



First Floor



Second Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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