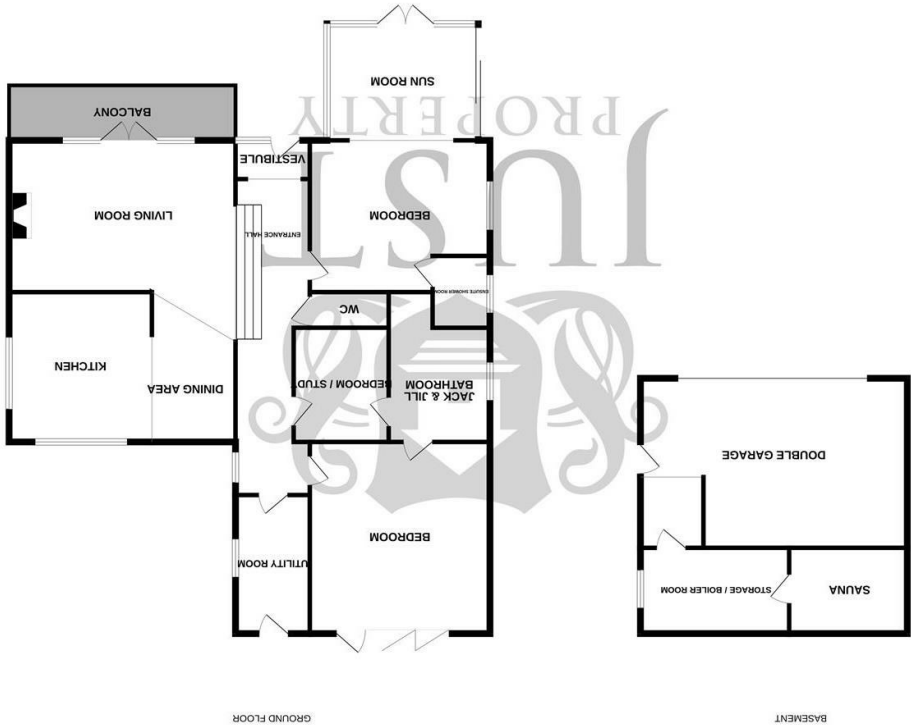


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England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating		Potential
Very energy efficient - lower running costs	A	(92 plus)
	B	(81-91)
	C	(69-80)
	D	(55-68)
	E	(39-54)
	F	(21-38)
	G	(1-20)
Not energy efficient - higher running costs		
Current	81	83



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FLOORPLANS

May Morning Chick Hill, Pett Level, TN35 4EG



3 Bedrooms 1 Receptions 2 Bathrooms 1399.31 sq ft

May Morning Chick Hill, Pett Level, TN35 4EG

Freehold

£679,950





Freehold

£679,950

3 Bedrooms 1 Receptions 2 Bathrooms 1399.31 sq ft

PROPERTY DETAILS

Situated just a five minute walk from Pett Level Beach down a private drive just off Chick Hill, this well-proportioned home offers versatile accommodation, generous living spaces and excellent additional facilities including a double garage and sauna.

The property is entered via a vestibule leading into a central entrance hall, providing access to three generous sized bedrooms. The spacious living room features a wood burner and is positioned to the front of the property. A set of double doors opens onto a south facing balcony, creating a bright and inviting space ideal for relaxing or entertaining. Adjacent to this is the dining area which connects conveniently to the kitchen, offering a practical layout for both everyday living and hosting guests.

The home offers three well-sized bedrooms on the main level, including one that could easily serve as a study or home office, this can be accessed via the ground floor level. A Jack & Jill bathroom serves two of the bedrooms, while a separate ensuite shower room and additional WC provide further convenience. A dedicated utility room adds valuable practicality.

At the front of the property, a light-filled sun room provides an additional reception space, ideal as a garden room, reading area or informal sitting room.

The lower ground level includes a substantial double garage along with a storage/boiler room and the added benefit of a private sauna, this can also be accessed by a separate door from the rear garden, offering excellent storage and lifestyle flexibility.

The property is positioned close to the historic seaside town of Hastings, the property enjoys a peaceful setting surrounded by countryside while remaining within easy reach of local amenities, coastal walks and transport links.

Subject to planning permission and all necessary consents, there is potential to create an annex or independent living area by converting the existing garage (approximately 7.55m x 5.58m).

ROOM DIMENSIONS

Front Door	Bedroom
Vestibule	14'11" x 14'9" (4.57 x 4.50)
Entrance Hall	Bedroom/Study
Living Room	8'11" x 8'1" (2.72 x 2.47)
18'3" x 13'5" (5.58 x 4.09)	Jack & Jill Bathroom
Balcony	8'10" x 7'9" (2.71 x 2.37)
Kitchen Diner	Utility Room
18'11" x 10'10" (5.77 x 3.32)	10'6" x 6'9" (3.21 x 2.06)
W.C	Double Garage
Bedroom	18'5" x 15'4" (5.63 x 4.69)
15'4" x 10'4" (4.68 x 3.17)	Store/ Boiler Room
Ensuite Shower Room	Sauna
Sunroom	Off Road Parking
12'4" x 8'1" (3.78 x 2.47)	Front and Rear Garden
	Area of Decking & Pond

FEATURES

- Detached House with Two / Three Bedrooms With Main Bedroom Having Bi-Fold Doors
- Subject to planning permission, there is potential to create an annex or independent living area by converting the existing garage (approximately 7.55m x 5.58m)
- Two Bathrooms & Seperate W.C
- Open Plan Living On The Upper Floors
- Balcony & Sea Views From Multiple Rooms
- Double Garage & Off Road Parking For Numerous Vehicles
- Quiet & Sought After Location
- Separate Door leading to Store Room / Sauna From Back Garden
- Well Established Gardens With Pond
- Solar Panels & Underfloor heating to most of the ground floor



Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.