



The Edge,
Pett Level, East Sussex TN35 4EN

The Edge, Toot Rock, Pett Level, East Sussex TN35 4EN

Guide Price : £1million - £1.2million

*Miles of sea views and rolling countryside –
enjoy the best of both worlds.*

This unique detached property is perfectly positioned in an elevated setting, offering views of rolling farmland with grazing sheep on one side and sweeping sea vistas stretching out toward Dungeness in the distance, this truly stunning setting blends idyllic rural countryside charm with breathtaking coastal scenery. It's a location that needs to be experienced when viewed to be fully appreciated all on offer - you could easily spend the entire day in the garden, captivated by the views in this exceptional spot, set back from the sea with beach only a short walk away.

This deceptively spacious 1930's property has in recent years been thoughtfully improved and updated creating a very well-presented family home that blends together character with modern, contemporary style and décor.

The versatile three-bedroom accommodation features flexible living space, generous bedrooms with large windows that flood the rooms with natural light and enjoying the stunning views. The gardens are well stocked with a rich variety of flowering plants and shrubs providing colour throughout the seasons, there is also the benefit of parking space to the side of the detached garage.

- Stunning elevated location with both countryside and sea views
- Ideally located just a short walk from the beach and coastline
- Stylish well-presented décor blends character and contemporary finish
- Spacious accommodation ideal for family living and entertaining
- Lovely front and rear gardens stocked with an abundance of flowers
- Extensive terrace taking advantage of the wonderful coastal views
- Ideal for family gatherings, extended evenings and al fresco dining
 - Parking space and detached garage
- Viewing highly recommended to fully appreciate all on offer

SITUATION: Set in an Area of Outstanding Natural Beauty, the property offers a rare opportunity to enjoy a tranquil rural lifestyle with views stretching across the Pett Level Preservation Trust land and towards the sea. Pett Level is steeped in history and fascinating features including a sunken forest, a 15th century sunken warship, a WWII look out, fossils along the cliffs and the Royal Military Canal. The Ancient Town and Cinque Port of Rye, famed for its medieval architecture and cobbled ways, is within 4 miles offering an excellent range of local independent shops, schools for all ages, leisure and entertainment facilities, general weekly market and local train services to Eastbourne and to Ashford International with high-speed connections to London St. Pancras (37 minutes).

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GROUND FLOOR The accommodation comprises the following with approximate dimensions:

KITCHEN / BREAKFAST ROOM 19'10 x 13'max. A spacious and well-equipped kitchen features a good range of work surface incorporating a sink unit with base cupboards and drawers and pullout larder cupboard. Gas hob and electric oven with extractor above and ample room for further appliances including fridge freezer and dishwasher. Open through the breakfast / dining area with space for table and chairs being an ideal place for informal dining with a large window and door opening onto a decked terrace where you can enjoy the wonderful view over the gardens and miles of countryside beyond.

INNER HALL / STUDY AREA 12'4 x 12'8, A large versatile area with window to the front gardens and views beyond. Stairs lead to first floor with understairs storage cupboard. Sliding door to:

UTILITY / SHOWER ROOM This practical utility room just off the study includes a shower cubicle and low-level w.c as well as space for a washing machine and storage, adding to the home's everyday convenience.

The **SITTING ROOM** 15'6 x 13'1 is a lovely room, bright, welcoming and full of charm with an open fireplace providing an ideal focal point with feature rustic groynes either side and brick surrounds and shelving either side. The sitting room has two windows to the side and is open through the garden room.

GARDEN ROOM 14' x 8'0 with double doors open directly onto a rear garden a perfect space to sit and relax overlooking the garden and sea views beyond.

This spacious **GROUND-FLOOR BEDROOM SUITE** 17'8 x 11'11 (including storage) provides a peaceful retreat, complete with wardrobe cupboards double doors opening onto the terrace and garden – a perfect way to greet the day. The luxury **EN-SUITE BATHROOM** provides a smart modern suite.

Stairs from the study lead up to the **FIRST FLOOR LANDING** with display shelving and built in airing cupboard. There are **TWO ADDITIONAL FIRST FLOOR BEDROOMS** 12'10 x 11'6 and 11'3 x 10' both offer useful built-in storage and boasting stunning outlooks. One includes another luxury **EN-SUITE BATHROOM** where a thoughtfully positioned bath lets you soak in the surrounding landscape.

OUTSIDE The property is approached from Pett Level Road over a shared unmade road which also serves the neighbouring properties, passing over a small bridge leading to the property where there is a **DETACHED GARAGE** 17'4 x 9'6 with parking space to one side.

The property is approached up a brick pathway and steps with rustic sleepers adding charm and character, up through the delightful established garden featuring an array of colourful flowering plants, shrubs and flowers including acers and rhododendrons.

The stunning rear terrace and garden create an exceptional outdoor space, offering sweeping views of the sea, it's an ideal place to spend summer days on the terrace seating, hosting gatherings, enjoying a barbecue, or simply soaking in the sight of the sea stretching out before you.

SERVICES Mains water, electricity and gas. Private drainage. Agents Note: the vendors pay about £50 per annum for general update of the drive. EPC Rating E Local Authority Rother District Council.





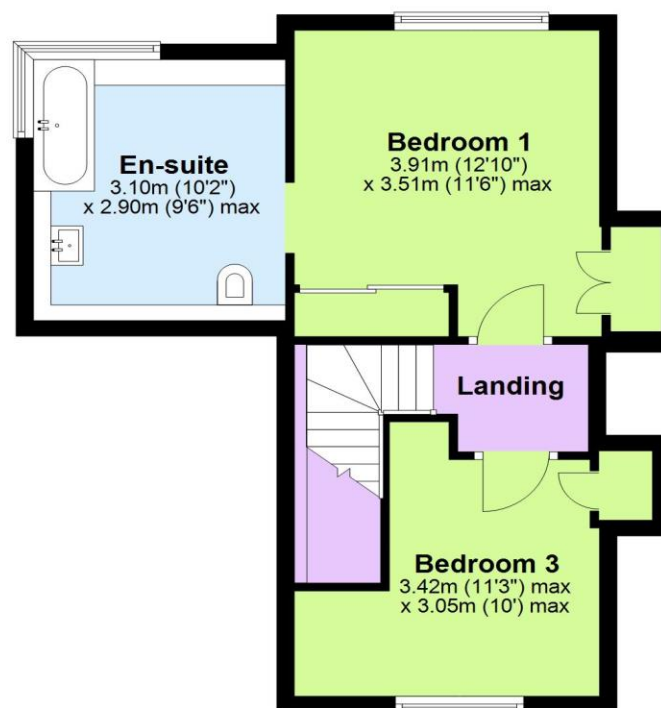
Ground Floor

Approx. 91.4 sq. metres (983.6 sq. feet)



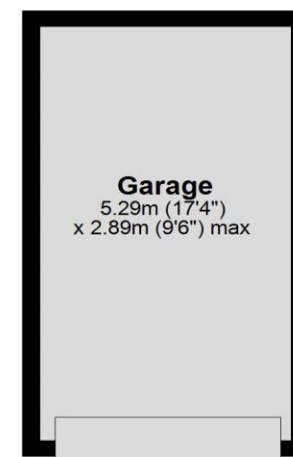
First Floor

Approx. 40.5 sq. metres (435.8 sq. feet)



Garage

Approx. 15.3 sq. metres (164.4 sq. feet)



Total area: approx. 147.1 sq. metres (1583.8 sq. feet)

All measurements are approximate. These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of WarnerGray, their clients and any joint agents have any authority to make any representation of warranty whatsoever in relation to the property. Photographs are reproduced for general information only and do not imply that any item is included for sale with the property. WarnerGray advises purchasers to satisfy themselves by inspection of the property. It should not be assumed that the property has all the necessary planning, building regulations or other consents regarding alterations.



