

# PHILLIPS & STUBBS



coastal +  
COUNTRY



The property is approached over a shared private road and occupies an elevated position on the escarpment of Toot Rock 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 boutique style food shop with coffee bar and restaurant, convenience store and the Ancient Town and Cinque Port of Rye famed for its period Citadel and cobbled ways including Mermaid Street and Church Square is within 5 miles. The town offers a range of local independent shops, banks, schools for all ages, general weekly market and local train services to Brighton and to Ashford International with high speed connections to London St Pancras (37 minutes) from where there are connections to Paris, Brussels and Amsterdam. Westwards is Hastings with its seafront promenade, Old Town and Priory Meadow shopping centre.

Forming a detached 1930's house presenting colour washed rendered elevations set with double glazed windows beneath a pitched tiled roof.

Steps up to an **entrance lobby**, leading to an open plan kitchen/breakfast area fitted with a good range of base and wall mounted units incorporating a 4 ring gas hob with extractor fan over and oven under. Space for dishwasher, tiled floor. Breakfast area having views to the rear.

**Study/dining area** with ground floor utility/family shower room comprising tiled shower cubicle, w.c, wash hand basin, plumbing for washing machine.

**Living room** open fire, double doors out to the rear garden.

**Bedroom 2** with built-in storage and an **en-suite bathroom** comprising panelled bath, wash hand basin and w.c.

**First floor landing** with doors to both bedrooms.

**Bedroom 1** with far reaching views over Rye Bay and the English Channel, built in cupboard. En-suite bathroom comprising panelled bath, wash hand basin and w.c

**Bedroom 3** with built in cupboard.

**Outside:** There is a front garden with paved terrace enjoying widespread sea views over Rye Bay. The large rear garden is laid to lawn with established trees and shrubs. Within the rear garden there is a useful home office with water and power (Fischer electric heating system). Also to the rear is a detached brick built garage, off-road parking and a metal storage shed. The rear backs onto farmland and has far reaching countryside views.

Local Authority: Rother District Council. Council Tax Band E  
Mains electricity and water. Private drainage.

Predicted mobile phone coverage: Vodafone and 02

Broadband speed: Superfast 49Mbps available. Source Ofcom

River and Sea Flood risk summary: Very low risk. Source GOV.UK

Price guide: £1,300,000 freehold

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



A detached coastal house occupying a commanding elevated position and enjoying sweeping coastal, sea and inland countryside views set in gardens of approx. 0.7 acres (to be verified).

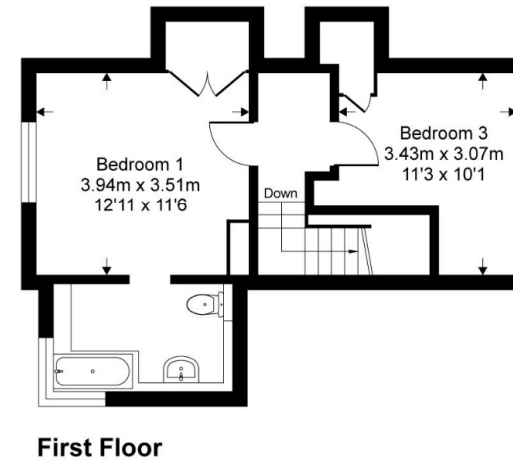
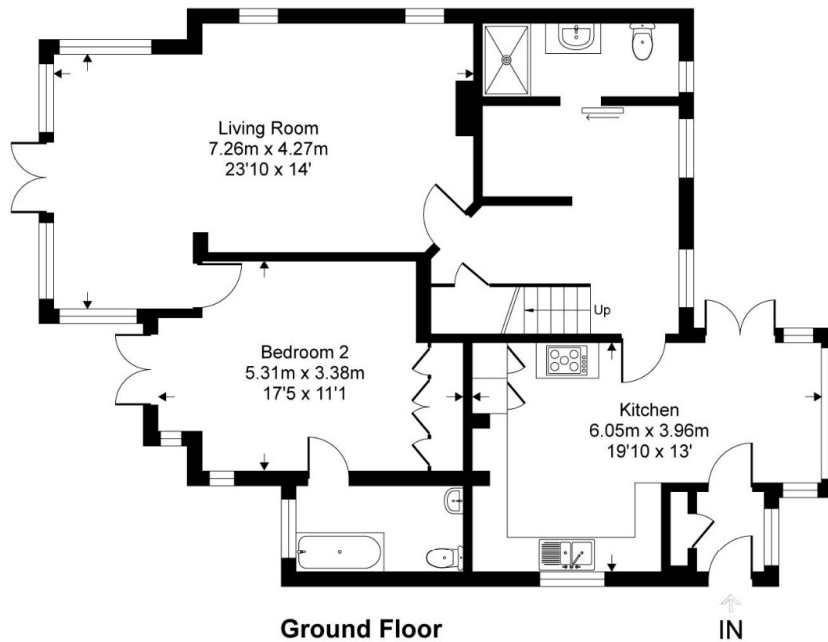
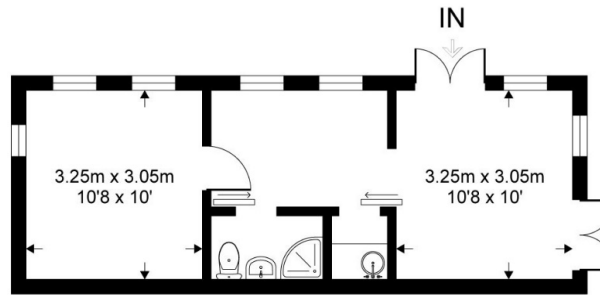
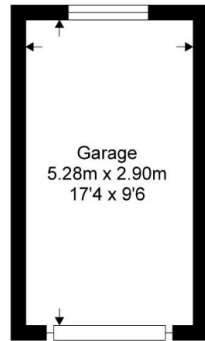
- Entrance lobby • Kitchen/breakfast room • Study/dining room • Utility/ family shower room • Living room
  - Bedroom 2 with en suite bathroom • First floor landing • Bedroom 1 with en suite bathroom • Bedroom 3 • Gas heating
  - Garden to front with larger mature rear garden with home office/studio, off road parking and garage.
- In all approximately 0.7 acres (to be verified) • EPC rating E



**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. Shortly before entering the village of Pett, a tall single white post on the right will indicate the locality of the bridge leading to Toot Rock. Proceed over this bridge and follow the shared private road round upon which you will pass the coastguard cottages on your left, carry on where you will find The Edge, second to last house.

# The Edge

Approximate Gross Internal Area = 134 sq m / 1444 sq ft  
Approximate Garage Internal Area = 15 sq m / 165 sq ft  
Approximate Outbuilding Internal Area = 31 sq m / 331 sq ft  
Approximate Total Internal Area = 180 sq m / 1940 sq ft



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.

# PHILLIPS & STUBBS



Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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