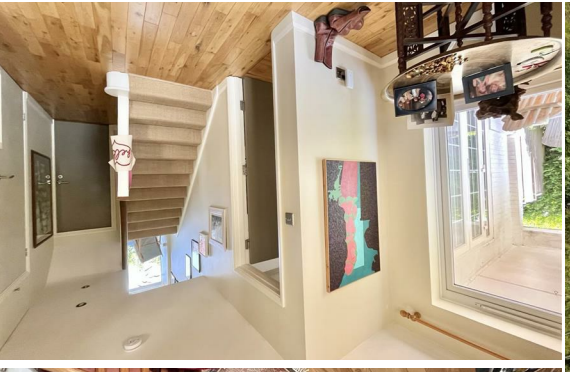
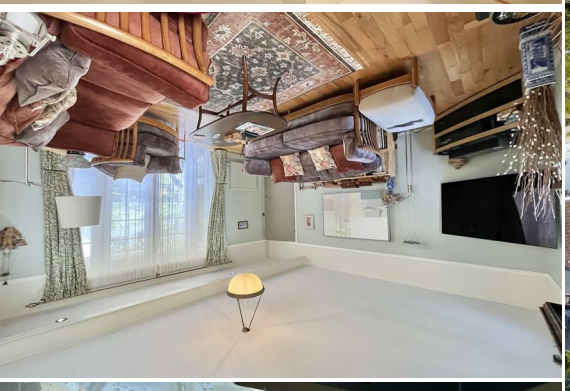
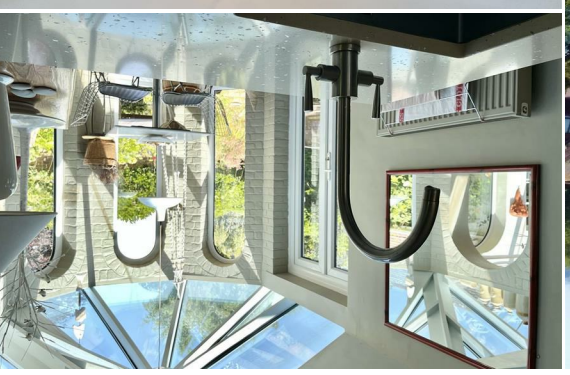








Horringer Pett Road, Pett, TN35 4HE

4 Bedrooms | 3 Receptions | 2 Bathrooms | 2098.96 sq ft

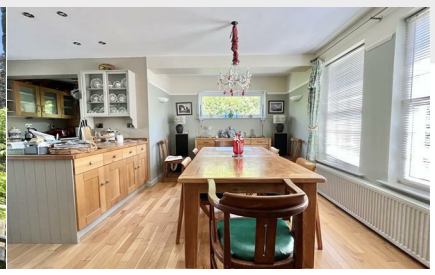
£750,000

Freehold

JUST COUNTRY

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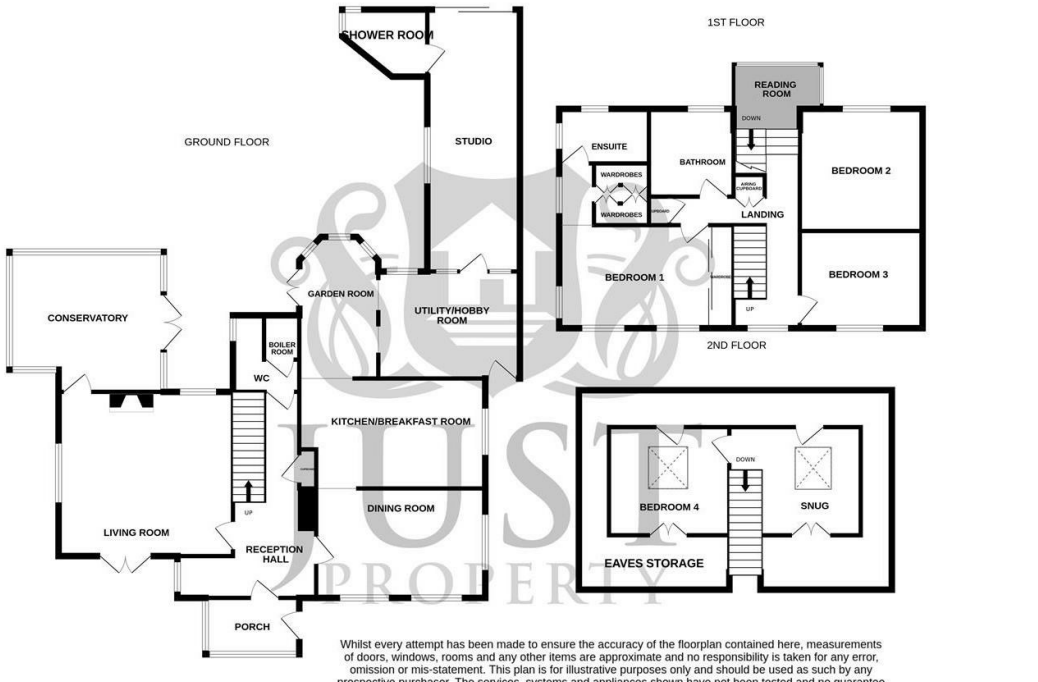






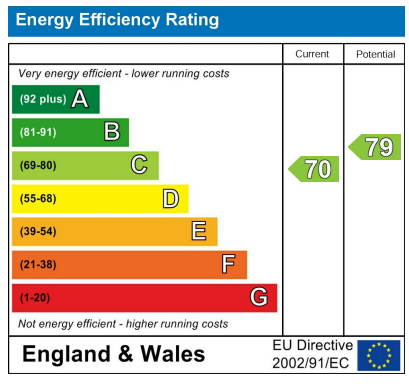
FLOORPLANS

Horringer Pett Road, Pett, TN35 4HE



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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55 Waites Lane, Fairlight, East Sussex, TN35 4AX I Tel: 01424 812555 I Email: fairlight@justproperty.net

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Freehold

£750,000









4 Bedrooms | 3 Receptions | 2 Bathrooms | 2098.96 sq ft

PROPERTY DETAILS

A deceptively spacious and beautifully presented four bedroom detached family home, set in the sought-after village of Pett, close to countryside walks, Guestling Wood and Pett Level Beach.

Originally dating from the 1950s, this versatile home is arranged over three floors and offers three reception areas comprising a dual aspect living room with feature fireplace and wood burner, a dining room opening into the kitchen/breakfast room, and a delightful conservatory overlooking the rear garden. A garden room, cloakroom/WC and utility/hobby room complete the ground floor.

A particular feature is the impressive 26ft studio with vaulted ceiling and its own shower room, offering excellent potential for a home office, creative workspace or annexe-style accommodation.

The first floor provides three bedrooms, including a principal bedroom with walk-in wardrobe and en-suite shower room, together with a family bathroom and a charming galleried reading area enjoying views over the gardens and surrounding countryside. The second floor offers a further double bedroom and a separate snug, both with useful eaves storage and elevated rear views.

Outside, the property benefits from gated off-road parking for several vehicles and a secluded, established rear garden measuring approximately 100ft x 60ft. Mainly laid to lawn, the garden features extensive patio areas, a wisteria-covered seating area, summerhouse and garden store.

Further benefits include gas fired central heating, double glazing and a highly desirable village setting. Early viewing is highly recommended to appreciate the space and flexibility this wonderful family home has to offer.

ROOM DIMENSIONS

Front Door

Entrance Porch
8'5" x 4'11" (2.57 x 1.52)

Entrance Hall
17'8" x 6'0" (5.41 x 1.83)

Downstairs W.C

Living Room
15'10" x 14'11" (4.83 x 4.57)

Conservatory
14'0" x 13'3" (4.27 x 4.04)

Dinning Room
15'5" x 10'0" (4.70 x 3.05)

Kitchen Breakfast Room
16'9" x 10'0" (5.13 x 3.05)

Garden Room
12'11" x 7'1" (3.94 x 2.18)

Utility Room
12'9" x 9'10" (3.89 x 3.00)

Studio Room
26'4" x 8'2" (8.03 x 2.51)

Stairs to First Floor Landing

Bedroom
14'0" x 9'3" (4.29 x 2.84)

Walk-in Wardrobe

En-Suite Shower Room
8'2" x 4'11" (2.49 x 1.52)

Bedroom
11'1" x 10'11" (3.40 x 3.35)

Bedroom/ Study
10'11" x 9'3" (3.35 x 2.84)

Family Bathroom
8'0" x 7'6" (2.44 x 2.29)

Stairs to Second Floor

Snug/Attic Room
11'10" x 9'8" (3.63 x 2.97)

Bedroom
10'9" x 9'8" (3.30 x 2.97)

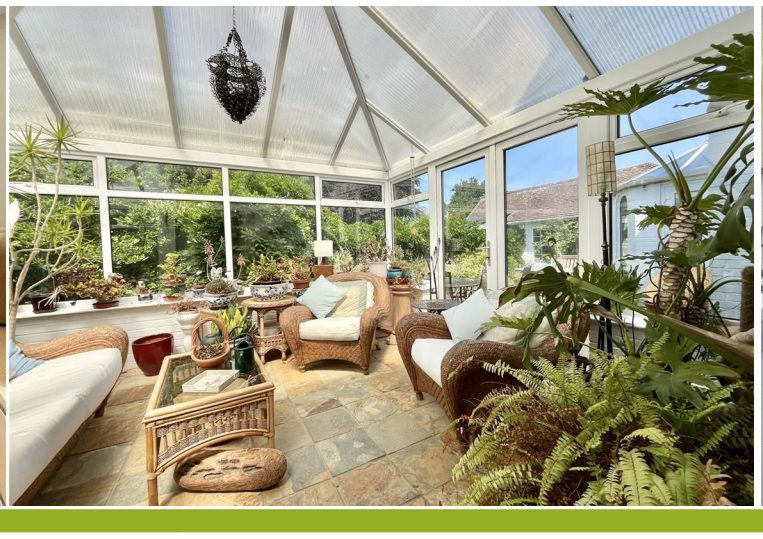
Front & Rear Gardens

Gates Driveway

FEATURES

- Spacious Detached Family House
- Four Double Bedrooms
- Three Reception Rooms
- Favoured Pett Village
- 14'0 x 13'3 Conservatory
- Open Plan Kitchen/Dining Room
- Impressive 26'4 Rear Studio
- Family Bahtroom & En-Suite
- Large Driveway & 100ft Gardens
- Views to Rear over Countryside







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.