



HOME + CASTLE
ESTATE AGENTS

Home and Castle Estate Agents
4 Millfields, Station Rd, Polegate BN26 6AS
Tel: 01323 481922
Email: info@hcsussex.co.uk
hcsussex.co.uk

VIEWING HIGHLY
RECOMMENDED



Pett Road, Hastings, TN35 4HA

Detached 4 Bedroom, 3 Bathroom Period Property - Village Setting

Home + Castle are delighted to present Anela — a truly exceptional four-bedroom detached period property that seamlessly blends original early 1900s character with decades of thoughtful improvement and extension.

At the heart of the home, a spacious open-plan kitchen-diner flows naturally into a stunning conservatory, where a remarkable 60-foot-deep water well takes centre stage. The generous living room has been designed with flexibility in mind, divisible into two separate spaces and complemented by a rear shower room, offering excellent potential for annexe accommodation.

Set on approximately $\frac{1}{4}$ of an acre, the beautifully manicured gardens are a true highlight, complete with chickens, geese, and a productive vegetable garden. Perfectly positioned in a peaceful village setting surrounded by open countryside, Anela is just a short drive from Rye, Ore, and Hastings. The Two Sawyers, a beloved 16th-century inn serving fine food and drink is just a two-minute stroll away.

FOR SALE

FREEHOLD

£900,000

History of Property

Built in the early 1900s, Anela has been home to just two families since its construction, first occupied by those who originally built it, and then by the current owners who purchased the property in 1984. Between 1985 and 1987 the home was thoughtfully extended to create the spacious four-bedroom, three-bathroom family home it is today. The ¾-acre grounds feature a range of charming outbuildings, including an aviary, garden room, workshop, and a delightful two-storey Wendy House.

Front of Property

Manicured garden laid to lawn with mature trees, hedges, shrubs and borders for planting. Pathway leads to main entrance. Decorative wrought iron side gate leads to rear garden.

Hallway 19'9" x 5'6" (6.02m x 1.68m)

Carpet, radiator, pendant lights x 2, BT point, understairs cupboard, wood effect laminate flooring and stairs to 1st floor. Living room, kitchen diner and downstairs WC are all off the hallway.

Kitchen 14'6" x 12'2" (4.42m x 3.71m)

Range of base and wall units complemented by central island with additional storage, wooden worktops and a Range Master Cooker with custom designed copper canopy above. Integrated dish washer and space for American style fridge freezer. Power points, downlights and double glazed window to front of property. Porcelain rustic wood effect floor tiles.

Dining Area 11'10" x 10'11" (3.61m x 3.33m)

Spacious dining area with additional storage units, shelving, radiator, power points, down lights and porcelain rustic wood effect tiled floor. Double glazed sliding door to conservatory.

Conservatory 19'5" x 16'5" (5.92m x 5.00m)

Beautiful conservatory erected in 2019 with a 60' deep sunken water well and original pumping mechanism as it's centrepiece. Outlook to spacious patio areas and manicured gardens. Power points, wall lights and porcelain rustic wood effect floor tiles with under floor heating. French doors lead out to patio area on both sides. Stable door leads to utility room and garage.

Utility Room 10'2" x 5'11" (3.10m x 1.80m)

Additional wall cupboards, base units and work tops. Stainless steel double sink, plumbing for washing machine, space for dryer, ceiling lights x 2, power points and tiled floor. Double glazed window and door to patio area and garden.

Living Room 27' x 12'2" (8.23m x 3.71m)

Spacious living room which can be split into 2 areas by bi-fold doors and also leads on to shower room. Original open fire with cast iron grate. Power points, pendant

lights, radiators x 2 and double glazed bay windows to front of property. Potential to use as an annexe.

Shower Room 7'7" x 5'1" (2.31m x 1.55m)

Shower cubicle, WC, wash hand basin with vanity unit, chrome ladder style electric radiator, tiled floor, Velux style window plus opaque double glazed window to rear of property together with door leading to rear patio area.

Downstairs Cloakroom 6'8" x 5'3" (2.03m x 1.60m)

WC, basin, radiator, pendant light, wood effect laminate flooring and high level single glazed windows to conservatory.

Landing 19'6" x 5'6" (5.94m x 1.68m)

Pendant light, power points, radiator and carpet. Loft hatch.

Bedroom 1 14'1" x 12'8" (4.29m x 3.86m)

Spacious main bedroom with ensuite bathroom. Built-in wardrobes, original mantelpiece, pendant light, power points, radiator, double glazed window to front of property and carpet. Door to ensuite.

Ensuite Bathroom 12' x 6' (3.66m x 1.83m)

Bath with screen and electric shower over, WC, wash hand basin, ladder style radiator, Velux style window overlooking rear garden, ceiling light and tiled floor.

Bedroom 2 14'6" x 10'4" (4.42m x 3.15m)

Double glazed bay window with far reaching views to front of property. Pendant light, power points, radiator and carpet.

Dressing Area 10'4" x 6'7" (3.15m x 2.01m)

Built-in wardrobe with shelving, dressing table, power points, carpet and Velux style window overlooking rear garden.

Bedroom 3 12'10" x 10' (3.91m x 3.05m)

Double glazed window to front of property with far reaching views. Built-in wardrobes, original mantelpiece, power points, radiator, pendant light and carpet.

Bedroom 4 10'10" x 10'1" (3.30m x 3.07m)

Double glazed window with outlook to rear garden. Power points, pendant light, radiator, carpet and airing cupboard. Currently being used as an office.

Shower Room 6'8" x 5'5" (2.03m x 1.65m)

Shower cubicle, WC, wash hand basin with vanity unit, wall cabinet, wall mirror, chrome ladder style radiator, down lights and double glazed opaque window to rear of property. Tiled floors and walls.

Loft

Accessed from the landing. Loft ladder, lighting, insulated and large boarded areas for storage.

Integral Garage 19'8" x 10'7" (5.99m x 3.23m)

Up and over door, power points, fluorescent tube lighting and shelving. Window and half-glazed door to side of property. Internal door leads to utility room. Viessmann wall mounted gas boiler installed in 2020. Raised platform offering additional storage area.

Rear of Property

Spacious patio areas to all sides of the conservatory. A gardener's delight with extensive area of manicured lawns, a wide variety of mature flowers, shrubs and trees backing on to woodland at the bottom of the garden. There is also an underground tank to the side of the conservatory into which rain water flows directly from the gutters. Wood store to side of property.

Garden Room 37' x 7'3" (11.28m x 2.21m)

Ideal place to relax. Power points, lighting, double glazed windows and sliding door to garden. Door to the left leads to workshop and door to the right leads to aviary housing Zebra finches and canaries.

Workshop 23'10" x 7'3" (7.26m x 2.21m)

Power, lighting, work area, single glazed window and door to garden.

Aviary 21' x 7' (6.40m x 2.13m)

With Zebra Finches and Canaries.

Additional Outbuildings

2 storey Wendy House towards the bottom end of the garden with electricity and a wood burning stove. There is also an additional shed which could be used as a playroom, children's retreat or for additional storage.

Additional Information

Energy Performance Rating D

Rother Council Tax Band E

Dimensions

All dimensions supplied are approximate and to be used for guidance purposes only. They do not form part of any contract. No systems or appliances have been tested. Kitchen appliances shown on the floor plan are for illustration purposes only and are only included if integrated, built-in, or specifically stated.

Floor Plan



GROSS INTERNAL AREA
TOTAL: 183 m²/1970 sq.ft
FLOOR 1: 94 m²/1009 sq.ft, FLOOR 2: 89 m²/961 sq.ft
EXCLUDED AREAS: GARAGE: 19 m²/203 sq.ft, CONSERVATORY: 27 m²/295 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

