



PETT LEVEL
EAST SUSSEX

JACKSON-STOPS 

CLIFF END FORT

CLIFF END, PETT LEVEL, EAST SUSSEX TN35 4EH

A UNIQUE BEACH FRONT HOUSE IN A STUNNING LOCATION ENJOYING FAR REACHING VIEWS OVER RYE BAY AND WITH DIRECT ACCESS TO THE BEACH. PLANNING PERMISSION FOR GARAGE AND ACCOMMODATION ABOVE



DESCRIPTION

Located directly on the beachfront in the coastal hamlet of Pett Level, the property enjoys far-reaching, uninterrupted views across Rye Bay. It adjoins striking cliffs with access to spectacular cliff-top walks, a local nature reserve, and a bird sanctuary.

Cliff End Fort is a newly constructed coastal residence (completed in 2018), built on the site of the former Stonewells Lodge, which had remained in the same family since 1969.

The front façade is crafted from stone carefully collected from the beach over many years by the current owner. Inside, the house features elegant oak joinery, open fireplaces, and bi-fold doors along the front elevation; designed to maximise the extensive, uninterrupted sea views.

Planning Permission has been granted for a garage with accommodation above (RR/2023/2353P).

FEATURES

- Bespoke Iroko front door and oak flooring throughout the ground floor
- Open plan kitchen/dining/living room with two sets of bi-fold doors opening on to the large terrace with views of the beach and sea beyond
- Open fire with a stone chimney breast made from local stone; Cliff End Bone Beds containing fossils, shells and ironstone collected from the nearby beach
- Kitchen fitted with a range of units, granite worksurfaces and stainless-steel one and a half bowl sinks, fridge freezer, induction hob, double oven with warming drawer and double drawer dishwasher
- Ground floor bathroom with shower, WC, vanity basin and tiled floor
- Understairs cupboard housing washing machine and additional cupboard housing boiler
- First floor landing with central skylight



- Master bedroom with bi-fold doors onto the balcony with widespread sea views. Open doorway in to dressing room (potentially bedroom 4) fitted with a range of wardrobes, side door opening onto another balcony. En suite shower room with WC and vanity basin
- Bedroom with bi-fold doors opening onto the balcony with widespread sea views. Built in double wardrobe. En suite bathroom comprising panelled bath with shower over, vanity basin and WC
- Further bedroom with built in triple wardrobe
- Front terrace and garden overlooking the beach and sea and rear garden. Off street parking for several cars

OUTSIDE

From Pett Level Road, a private access drive serves a small number of neighbouring properties, over which the house benefits from a right of way.

The front garden features a paved terrace and a level lawn, both perfectly positioned to take full advantage of the outstanding sea views. Directly opposite, a gateway provides immediate access onto the beach, while the property itself extends to include ownership of the beach down to the mean high-water mark.

To the rear and side, the garden continues with a pathway leading around to a useful storage shed.

SITUATION

Pett Level is a small, charming coastal hamlet in East Sussex. It sits on the edge of the English Channel, along the shingle beaches of the Rye Bay Coastline. The area is known for its natural beauty featuring wide sandy and shingle beaches, dunes, marshes and salt flats – making it a haven for bird watchers and nature lovers. Pett Level is part of the larger Romney Marsh area, famous for its wide, open landscapes and scenic walking routes along the coastline.



Nearby Winchelsea Beach offers excellent local amenities, including a renowned butcher, pub, delicatessen, and supermarket. A very short distance away is the historic town of Rye, known for its medieval architecture and cobbled streets - providing a range of independent shops, supermarket, a variety of restaurants, a weekly market and rail connections to Eastbourne and Ashford which has the high-speed service to London St Pancras.

To the west of Pett Level lies Hastings, known for its seafront and promenade and the characterful Old Town.

There are schools in the area in both the state and private sector catering for children of all ages: Rye Community Primary School and Peasmarsh CE School, Rye College, Claremont, Buckswood and Battle Abbey.

Road access to the M25 is served either by the M20 via Ashford, or the A21 via Hastings, with train services from Winchelsea, Rye or Ashford to the coast and London.

Rye - 6 miles
 Camber Sands - 10 miles
 Hastings - 6 miles
 Tenterden - 17 miles
 Ashford - 21 miles
(All distances are approximate)

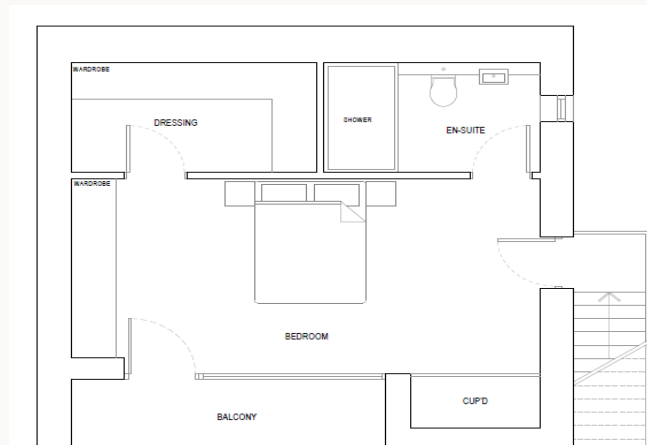
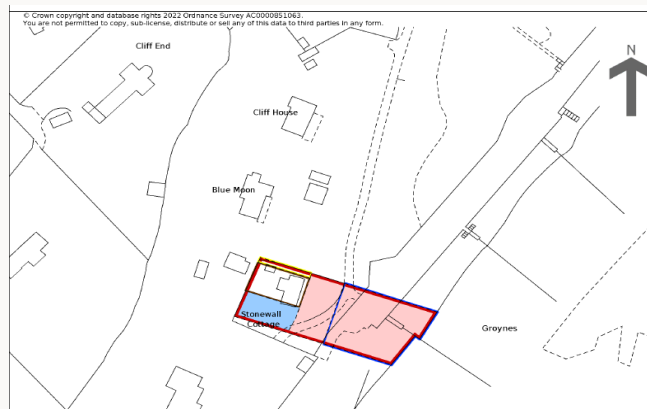
VIEWINGS

Strictly by appointment through Jackson-Stops.
 Tel: 01580 720000

DIRECTIONS

Leave Rye to the west on the A259 and follow the road for approximately two miles. Turn left signposted for Winchelsea Beach and Fairlight. Proceed through the village of Winchelsea Beach and onto Pett Level following the sea wall. Continue straight on the main road and just on the right hand 90 degree bend, turn left between a pair of stone pillars (no name sign), proceed to the top of the drive where you will find the property on the right.

What3Words///recall.skims.swims



PROPERTY INFORMATION

- Services: Mains electricity, gas and water, private drainage
- Local Authority: Rother District Council
- Council Tax band: F
- Build Zone Warranty
- Fixtures and fittings are excluded from the sale but may be available by separate negotiation.

PLANNING GRANTED

- Planning Permission granted: RR/2023/2353/P – double garage with first floor accommodation above - expires January 2027. See pictures left proposed plan and proposed elevation

Private Finance

Jackson-Stops Private Finance specialises in advising on and arranging competitive mortgages quickly, efficiently and in a stress-free manner. Please contact the office for further information.

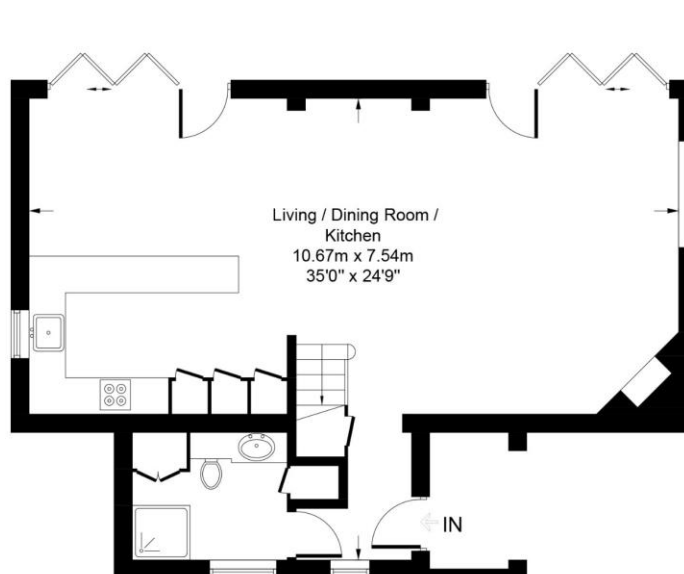
IMPORTANT NOTICE

1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us.
2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on.
3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale.
4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained.
5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property.
6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

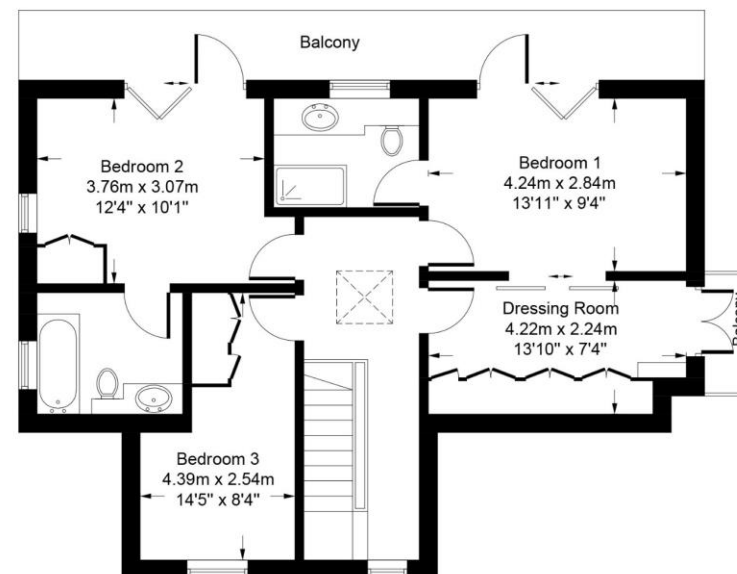
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Cliff End Fort

Approximate Gross Internal Area = 134.8 sq m / 1451 sq ft



Ground Floor



First Floor

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.

Copyright Casaphoto Ltd. 2021 - Produced for Phillips and Stubbs

KENT AND EAST SUSSEX

01580 720000

sesales@jackson-stops.co.uk
jackson-stops.co.uk

onTheMarket.com

rightmove

Zoopla



JACKSON-STOPS

PROPERTY EXPERTS SINCE 1910