



**VITA**  
*Properties*

## The Edge, Toot Rock, Pett Level, Hastings, East Sussex TN3 | £1,100,000

- Superb detached house with wide reaching sea views
- Three bedrooms, three bathrooms
- Three gardens - one with a large self contained one bedroom guest house
- Three parking ports and garage
- 10 minute drive to Rye
- Train links from Rye to Stratford International and London St Pancras (via Ashford Int)

"Vita Properties have been tremendously helpful throughout the process of securing/renting my flat. Informative about the property, prompt communication, easy to use dashboard for sharing of information, and pleasant to work with. Highly recommend!"

---

A home by the sea with the city within easy reach.

The Edge at Toot Rock is a striking coastal home positioned on elevated ground, enjoying sweeping views across Pett Level beach and the sea in East Sussex.

Conveniently located just a 10 minute drive from the historic town of Rye, renowned for its beautiful architecture, thriving independent shops, celebrated restaurants, and rail links to Ashford International (with direct services to Stratford and London St Pancras). This part of the English coast has become a sought after escape for those craving relief from city life while remaining well connected for work.

The house occupies a prime position at the end of a row of homes and is surrounded by a blend of contemporary architecture and traditional seaside properties, including fishermen's cottages and ingeniously converted wartime outposts.

Set on approximately half an acre, the detached property is arranged over two floors. The ground floor features a superb living room flowing into a day room, complete with a working fireplace and French doors opening onto the breathtaking sea view garden. A beautiful ground floor bedroom with private en suite also enjoys direct access to the garden. To the rear, the kitchen/diner leads out to a sunset deck with views across open countryside and arable farmland. A utility room with shower, guest WC and a study/library area complete the ground floor.

Upstairs are two double bedrooms, one benefiting from a sensational en suite bathroom with a feature vista window framing magnificent sea views.

- 🏠 Detached
- 🔑 Freehold
- 🛏 x 3
- 🛀 x 2
- 🚽 x 3



Oliver Kent

✉ [oliver.kent@vitaproperties.uk](mailto:oliver.kent@vitaproperties.uk)  
☎ +4477 7274 0351



"I was very impressed with Vita and their network of buyers. When the sale of my flat fell through (twice) they worked extremely hard to find new buyers in a difficult market - thank you!"

---



"Working with Vita properties has been a smooth experience! No complaints at all. Our letting agent, Diana has been fantastic and very helpful throughout the whole process. I would highly recommend both Vita properties and Diana."

---



"I used Vita properties to find a flat recently and it was an overall professional, personalised and positive experience. Saira went the extra mile to accommodate to our needs and quick to help us whenever possible."

---



MORE INFO, PICTURES,  
CONTACT ON  
OUR WEBSITE



"Vita Properties is a very professional agency. My experience with them was incredible and the entire team was very helpful and kind throughout the renting process. I'd highly recommend!"



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

SCAN FOR MORE  
GOOGLE REVIEWS



Google



4.9 Stars | 132 Reviews

Find us on social media

- vitaproperties
- VitaProperties
- VitaProperties

**Pett Level, TN35**

**Approximate Gross Internal Area = 1583.8 sq ft / 147.1 sq m**

**Garage = 164.4 sq ft / 15.3 sq m**



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



**Certified  
Property  
Measurer**