



## The Edge

TOOT ROCK, PETT LEVEL, HASTINGS, EAST SUSSEX TN3

£1,100,000



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





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

The rear garden leads to the first parking port and a large garage—ideal as a workshop, gym or art studio. Beyond lies an expansive garden with a mature weeping willow and meadow style lawn. Within this area sits a self contained guest studio with patio—an ideal option for anyone wishing to create holiday accommodation—as well as two additional parking spaces.

Pett Level is moments from the village of Winchelsea, offering local conveniences and a welcoming village pub.









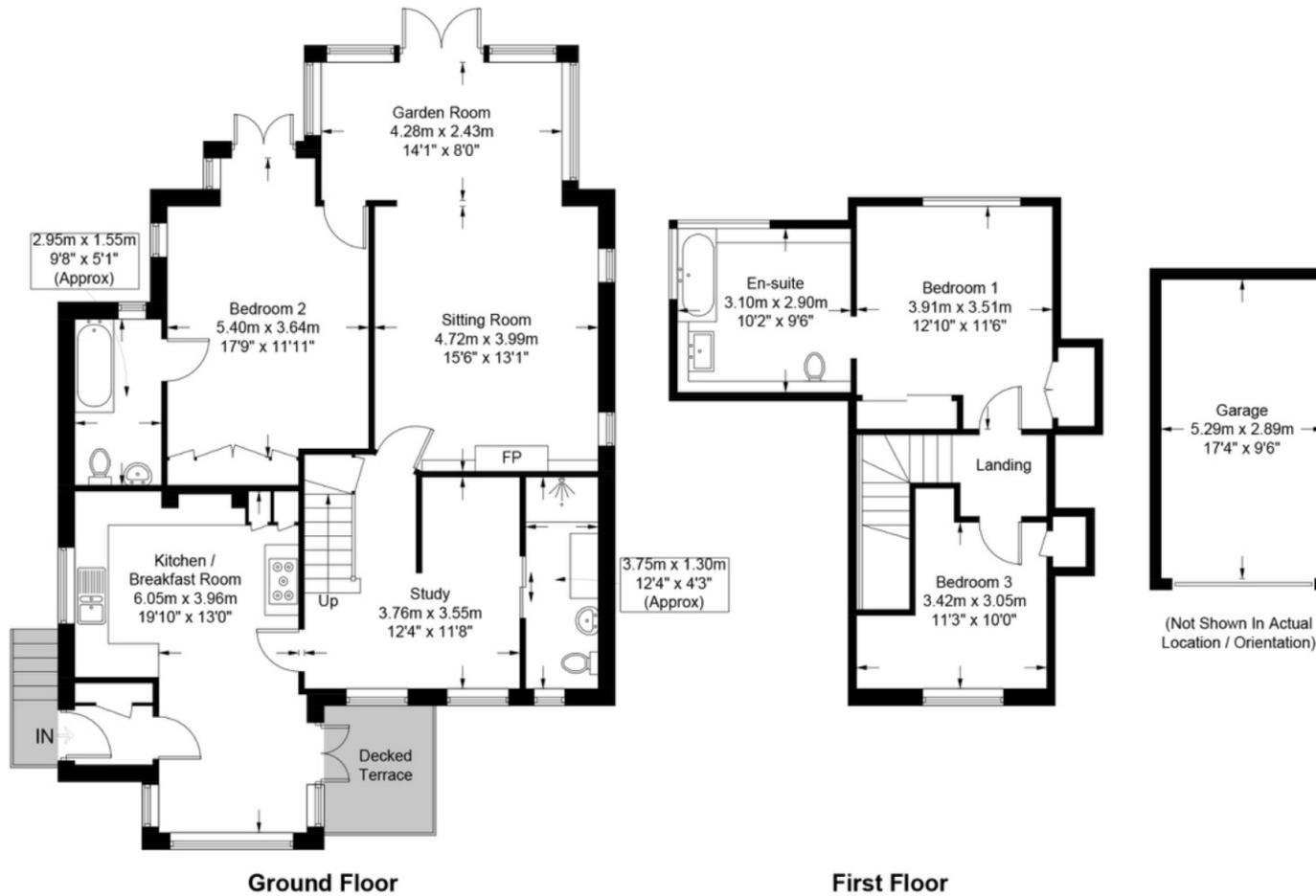
Scan for out video walkthrough



# 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.



# Particulars

## Property

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

## Rooms



2



3



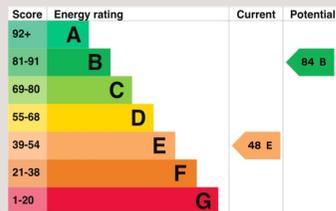
3

## Features

- 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

## Information

Council Tax



Kate Brookfield

Kate.brookfield@vitaproperties.uk  
+4478 1365 5431



Scan for our website





T: +4420 7759 2199

E: [enquiries@vitaproperties.uk](mailto:enquiries@vitaproperties.uk)

Disclaimer: These particulars are prepared as a general guide for prospective purchasers or tenants and do not constitute, nor constitute part of, an offer or contract. All statements, descriptions, and measurements contained herein are given in good faith and are believed to be correct at the time of printing, but any intending purchaser or tenant should not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to their correctness. Floor plans and photographs are for illustrative purposes only and may not be to scale. The position and size of doors, windows, appliances, and other features are approximate. Anti-Money Laundering (AML): In line with the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017, we are required to carry out customer due diligence checks. Buyers/tenants will be asked to provide proof of identity, address, and source of funds before a sale or rental can be agreed. Data Protection (GDPR): Personal information supplied to Vita Properties will be processed in accordance with the General Data Protection Regulation (GDPR). Your details may be retained for legitimate business purposes relating to property services. Full details of our Privacy Policy are available on request.

All rights reserved.