

**RUSH  
WITT &  
WILSON**



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WITT &

**9 The Thorne, Guestling, East Sussex TN35 4LU  
£270,000 Freehold**

**Rush Witt & Wilson are pleased to offer a charming period cottage occupying a rural setting with views to the front over open countryside towards the English Channel. Accommodation is arranged over two floors and comprises a living room with log burner, kitchen/dining room, further kitchen/utility area, bathroom and two double bedrooms. The cottage boasts a wealth of exposed beams, off road parking to the front and small area of garden to the front and a deceptively spacious 'hidden' garden to rear.**

**For further information and to arrange a viewing please call our Rye Office 01797 224000.**









Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

53.9 m<sup>2</sup>

580 ft<sup>2</sup>

**Reduced headroom**

0.1 m<sup>2</sup>

1 ft<sup>2</sup>

(1) Excluding balconies and terraces

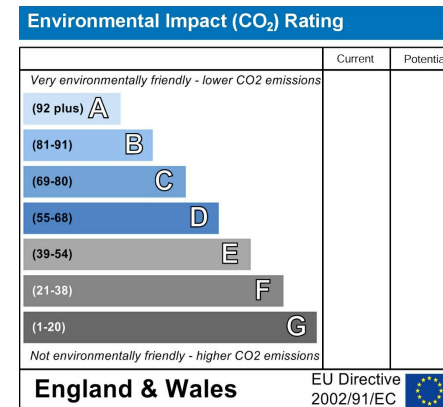
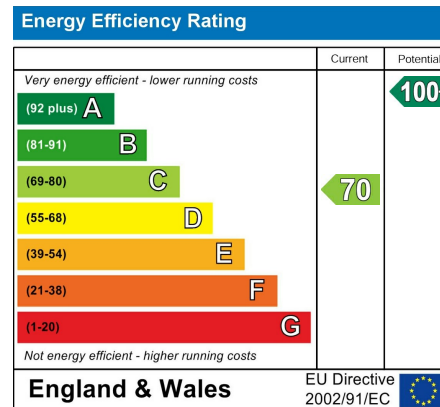
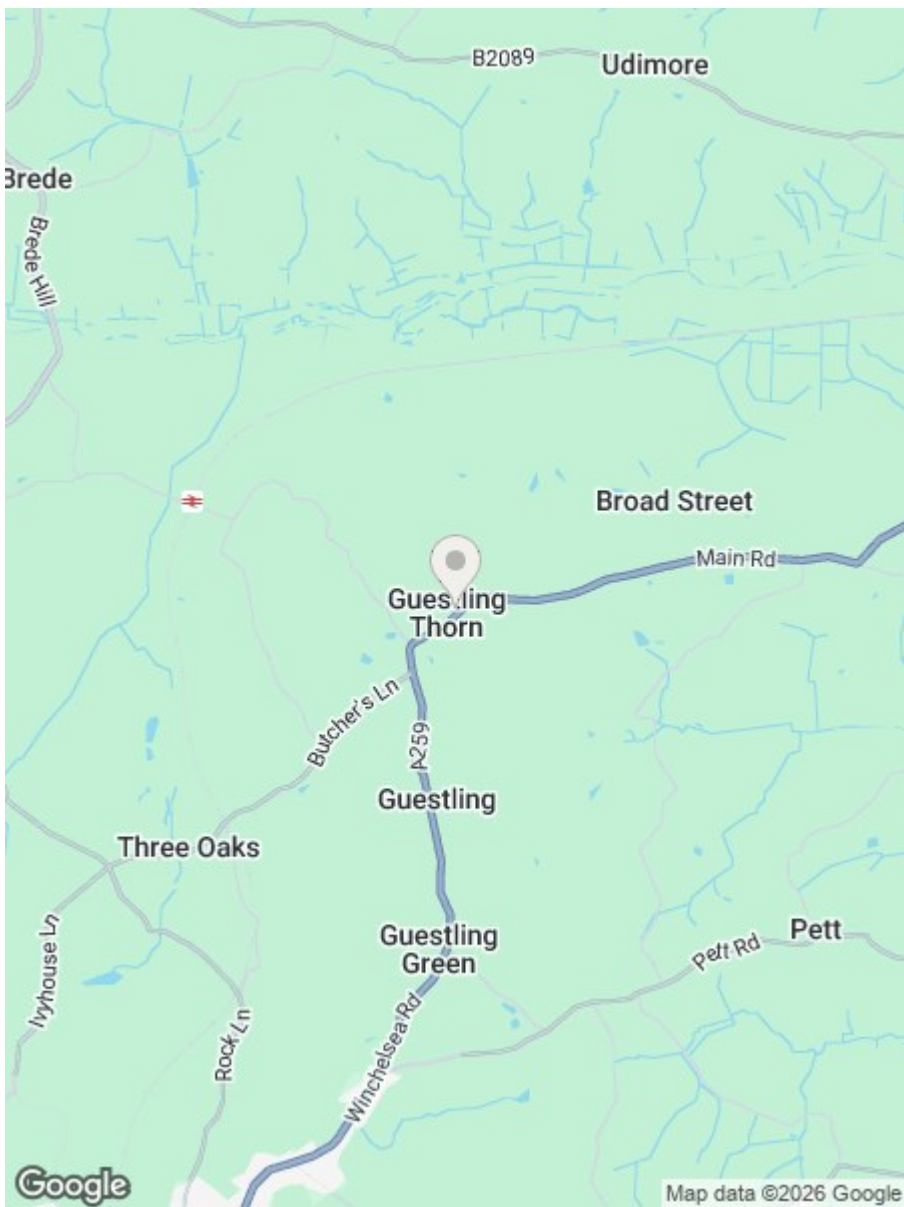
Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**





Council Tax Band - B

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

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3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice.
5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>

**RUSH  
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