

**RUSH
WITT &
WILSON**



**Land on the Corner of Doleham Hill and Fourteen Acre Lane, Guestling, East Sussex, TN35 4LY
Guide Price £125,000**

LAND WITH SMALL SPRING FED POND IN A STUNNING AREA OF OUTSTANDING NATURAL BEAUTY

Rush Witt & Wilson are pleased to offer the opportunity to acquire a superb parcel of land in the tranquil hamlet of Doleham with exquisite views across designated AONB

The site comprises approx. 5 acres of gently sloping grassland with frontage to both Fourteen Acre Lane and Doleham Hill enjoying stunning views.

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

Locality
Located in the hamlet of Doleham on the corner of Doleham Hill and Fourteen Acre Lane

Westfield village is nearby and offers a range of daily amenities including general store, butchers, public house / restaurant, doctors surgery and primary school as is Three Oak with traditional village pub.

There is railway stop at the bottom of Doleham Hill giving access to Hastings and Rye with connecting services thereafter to Ashford and London.

The Land
Approx. five acres of grassland with gated access from Fourteen Acre Lane and having return frontage to Doleham Hill.

There is a small spring fed pond towards one corner.

Rye Agents Note
It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.

