

**RUSH  
WITT &  
WILSON**



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WITT &

**3 Friars Bank, Guestling, TN35 4EJ**  
**Guide Price £550,000 - £600,000 Freehold**

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Set within a highly sought-after private cul-de-sac, this elegant three-bedroom split-level residence enjoys breathtaking uninterrupted views across open countryside, nestled within an Area of Outstanding Natural Beauty. Perfectly positioned to balance refined rural living with coastal convenience, within easy reach of Rye, Hastings and a network of coastal and countryside walks.

The beautifully arranged accommodation unfolds across three thoughtfully designed levels. A welcoming entrance hallway provides access to a double bedroom, cloakroom and utility room. The first floor forms the heart of the home, featuring a refined living room centred around a log burner, opening onto a balcony that captures the exceptional views, perfect for morning coffee or evening drinks. Adjoining this is a stylish kitchen and dining space, ideal for relaxed family living and effortless entertaining. The lower ground floor comprises two further double bedrooms. The principal suite enjoys the luxury of an en-suite bathroom (with scope for reconfiguration should an additional bedroom be desired) and French doors opening onto the rear garden. A contemporary shower room serves this level. Modern comforts include double glazing, gas-fired central heating and solar panels.

Outside, a private driveway provides off-road parking and access to a garage. An additional front garden area is maintained as a natural meadow with an apple tree. The south-facing rear garden with stunning views is predominantly laid to lawn, framed by mature trees and shrubs, and enjoys a wonderful sense of tranquillity and sunlight throughout the day.

Nestled in a welcoming local community and perfectly placed to enjoy the historic charm of Rye, Hastings and Tenterden, renowned for their independent shops, vibrant culture and cozy pubs. Excellent road connections are complemented by trains to London from Hastings or via Ashford from Rye. Viewings are strictly by appointment.



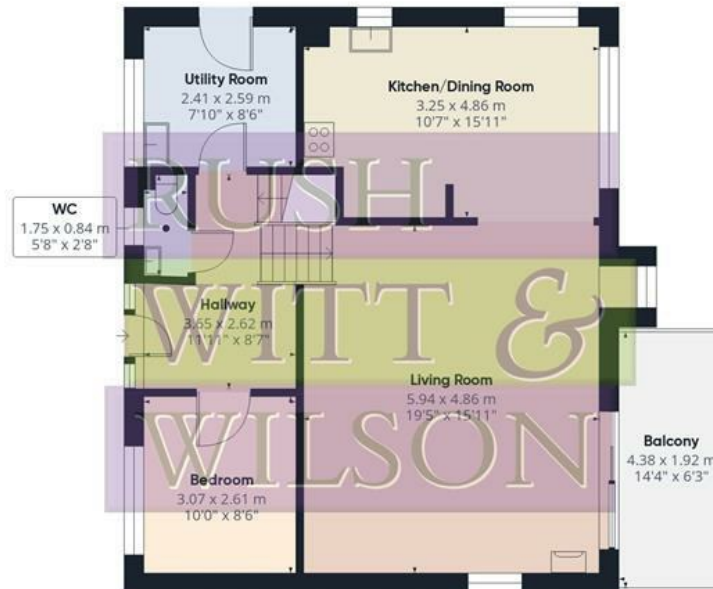
RUSSELL  
WITTE &  
WILSON







**Floor 0**



**Floor 1**

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

111.8 m<sup>2</sup>  
1202 ft<sup>2</sup>

**Balconies and terraces**

8.4 m<sup>2</sup>  
90 ft<sup>2</sup>

**Reduced headroom**

0.5 m<sup>2</sup>  
5 ft<sup>2</sup>

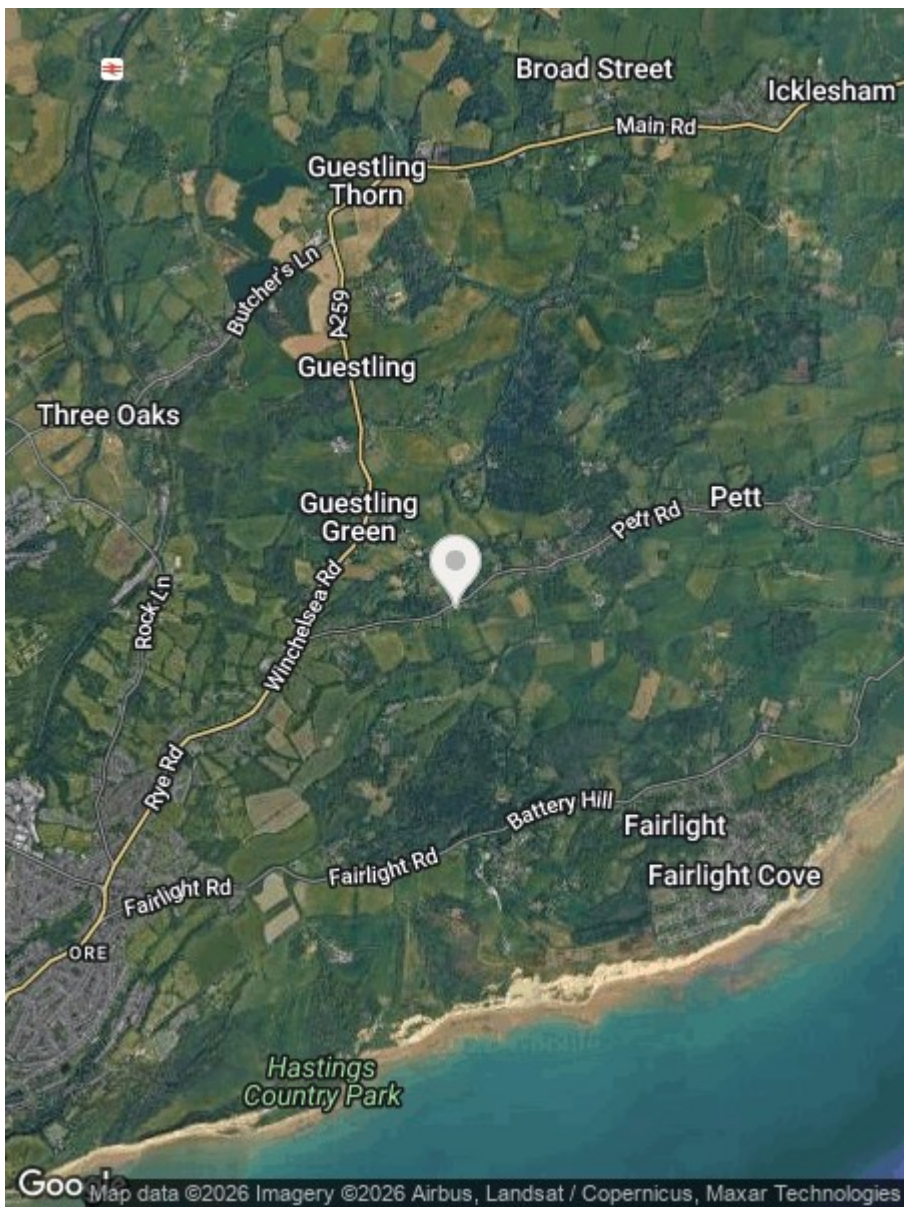
(1) Excluding balconies and terraces

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**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	77	80
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Council Tax Band - E

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.

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