

**RUSH
WITT &
WILSON**



RUSH
WITT &

5 Friars Crescent, Guestling, East Sussex TN35 4ES
Offers In Excess Of £425,000 Freehold

Nestled in the delightful area of Friars Crescent, Guestling, this charming four bedroom semi-detached house presents an exceptional opportunity for those seeking a spacious and inviting home. The property boasts a generous living environment, perfect for families or those who enjoy entertaining guests. One of the standout features of this residence is its breath taking rural views, which can be enjoyed from various vantage points throughout the home. The semi-rural setting offers a peaceful retreat while still being conveniently located on the outskirts of Hastings. Residents will appreciate the immediate access to the beautiful local countryside, ideal for leisurely walks and outdoor activities.

Inside, the house is designed to provide comfort and functionality, with ample space for relaxation and family gatherings. Each of the four bedrooms offers a tranquil space to unwind, making it a perfect sanctuary for rest. This property is not just a house; it is a home that invites you to create lasting memories in a serene and picturesque environment. With its desirable location and spacious layout, this semi-detached house is a rare find in the market. Do not miss the chance to make this charming property your own.

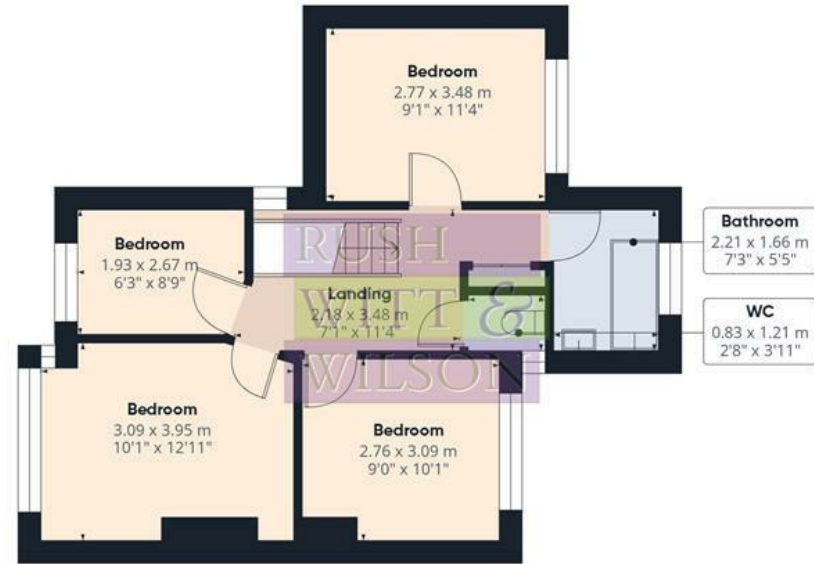








Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

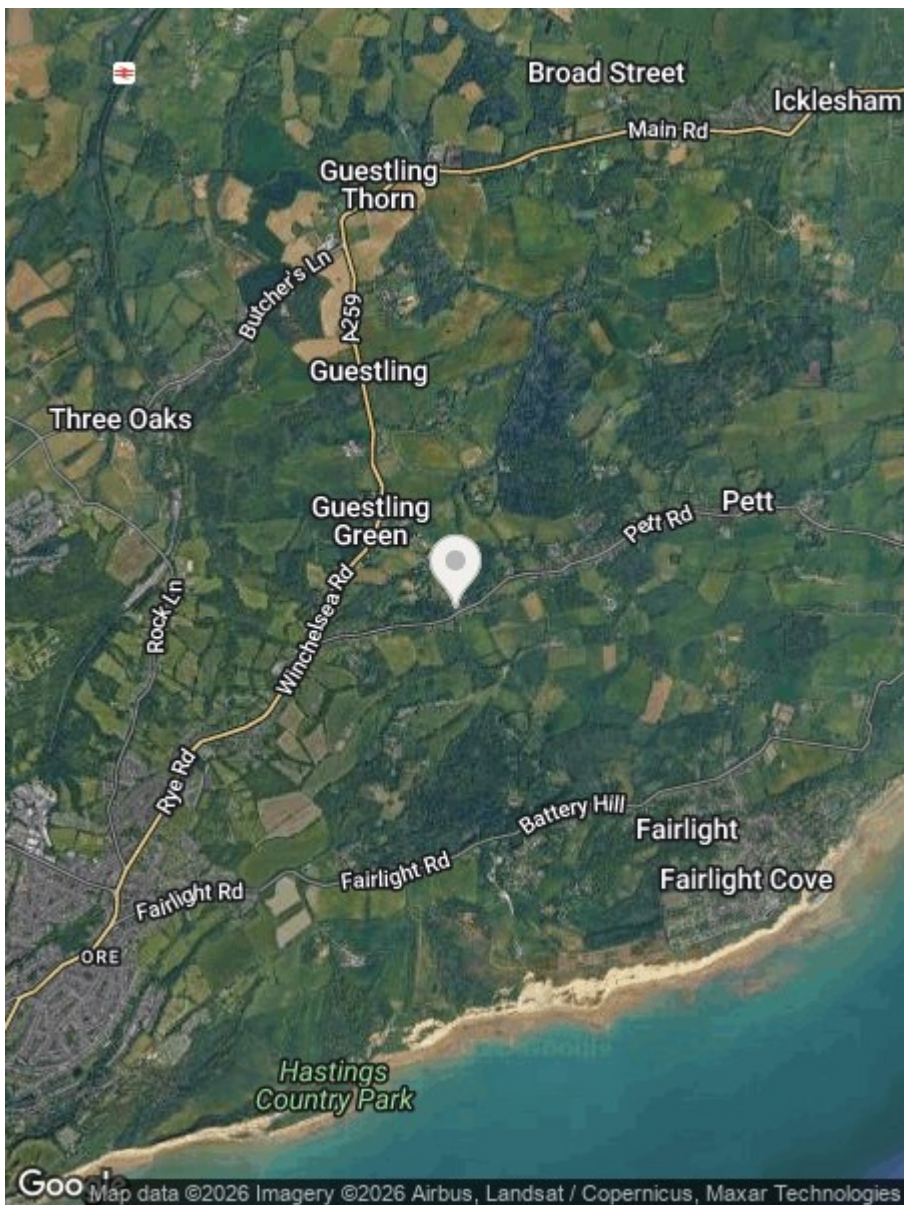
Approximate total area⁽¹⁾

118.9 m²

1280 ft²

(1) Excluding balconies and terraces

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



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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band - D

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:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
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
WITT &
WILSON**

**Residential Estate Agents
Lettings & Property Management**



**Rother House Havelock Road
Hastings
East Sussex
TN34 1BP
Tel: 01424 442443
hastings@rushwittwilson.co.uk
www.rushwittwilson.co.uk**