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**3 Friars Hill Terrace, Guestling, East Sussex TN35 4ER  
Guide Price £475,000 - £500,000 Freehold**

**\*\*GUIDE PRICE £475,000 - £500,000\*\*** A beautifully presented three-bedroom semi-detached home enjoying extensive countryside views towards Fairlight and out to the sea at Pett Level, situated in this highly sought-after village location close to amenities in Ore Village, scenic countryside and woodland walks, and Hastings Country Park. The property offers versatile accommodation arranged over two floors, comprising a spacious living room with feature fireplace and fitted wood burner, an adjoining garden room opening onto the rear patio, a fitted kitchen with Range cooker, separate utility room, downstairs study, and a third bedroom with wet room/wc, ideal for guests or multi-generational living. To the first floor, there is an impressive principal bedroom with contemporary en-suite bathroom, both enjoying stunning far-reaching views, a further double bedroom, and a modern shower room/WC. Outside, the property benefits from a driveway providing off-road parking for up to three vehicles. A particular feature of the home is the generous rear garden with patio and lawned areas, enjoying uninterrupted south-facing views across adjoining fields and countryside towards Fairlight and Battery Hill, with distant views extending to Pett Level and the sea.





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**Floor 0**

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

99.3 m<sup>2</sup>

1067 ft<sup>2</sup>



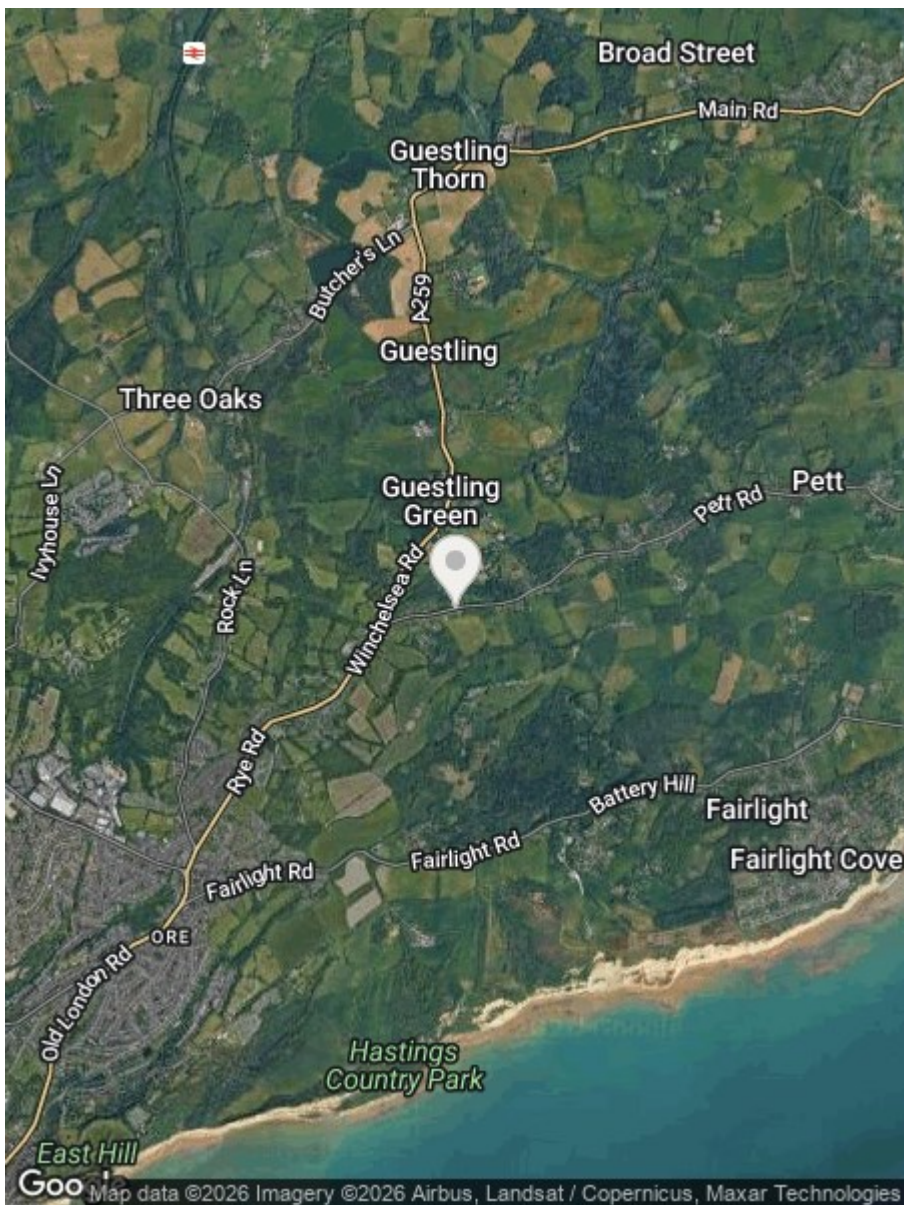
**Floor 1**



(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.

**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		
	65	83
England & Wales		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		
England & Wales		EU Directive 2002/91/EC

Council Tax Band - C

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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