

**RUSH
WITT &
WILSON**



RUSH
WITT &

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

Guide £550,000 - £600,000

This property boasts stunning countryside and farmland views to the rear, and is set in an area of outstanding natural beauty within easy reach of the historic towns of Rye and Hastings. This deceptively spacious three-bedroom, split-level home is located within a private residential cul-de-sac in Guestling, on the outskirts of Hastings. The versatile accommodation is arranged over three floors and features an entrance hallway with access to a double bedroom, a cloakroom and a utility room. Stairs then rise to a beautiful living room with a newly installed log burner and enjoying exceptional rear views and direct access to an elevated balcony. Adjoining this space is a well-proportioned kitchen/dining room. The lower ground floor offers two further double bedrooms, including the main bedroom with an en-suite and French doors opening onto the rear garden, along with a shower room. This level could potentially be reconfigured to create a fourth bedroom if required. To the front, there is off-road parking via a driveway leading to a garage. An additional front area of garden that in the summer acts as a beautiful natural meadow with apple tree, owned by the vendor, provides the opportunity to create further parking if desired. The enclosed rear garden is predominantly laid to lawn, enjoys a sunny southerly aspect, and is framed by mature trees and shrubs, offering both privacy and tranquillity. Additional benefits include double glazing, gas-fired central heating, and 14 solar panels on the south-facing roof. Viewings are strictly by appointment via sole agents Rush Witt & Wilson.







RUSH
WITT &
WILSON



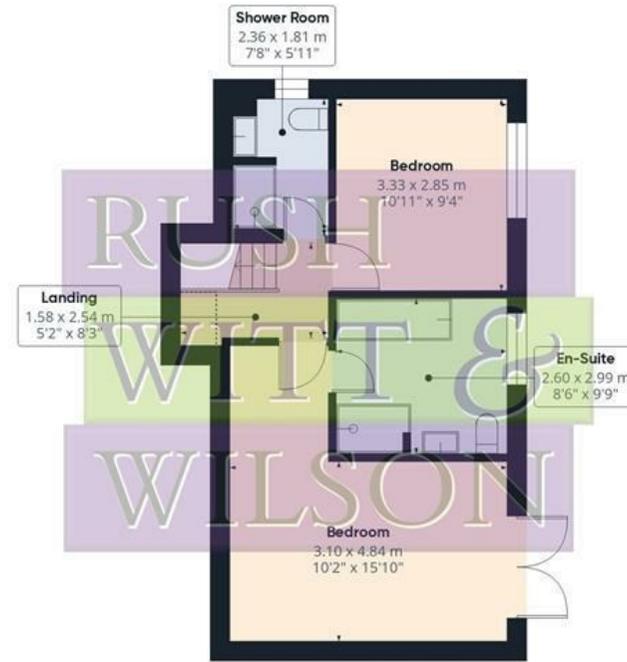
RUSH
WITT &
WILSON



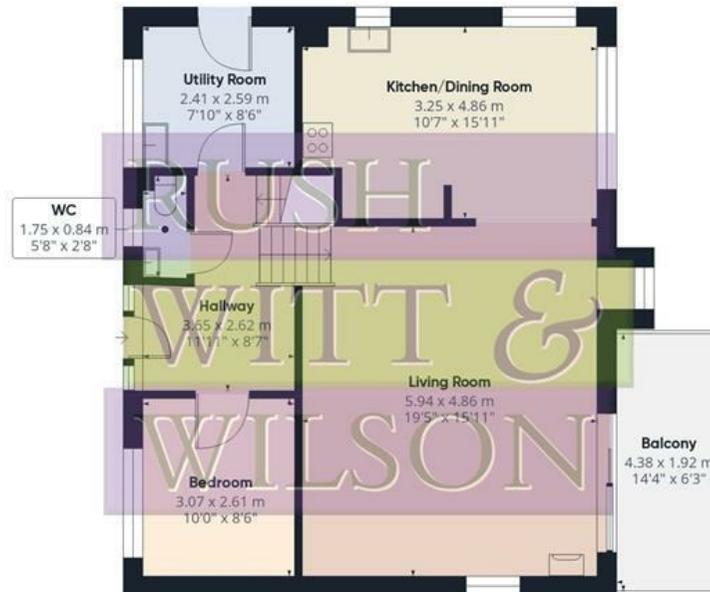
RUSH
WITT &
WILSON



RUSH
WITT &
WILSON



Floor 0



Floor 1

Approximate total area⁽¹⁾

111.8 m²
1202 ft²

Balconies and terraces

8.4 m²
90 ft²

Reduced headroom

0.5 m²
5 ft²

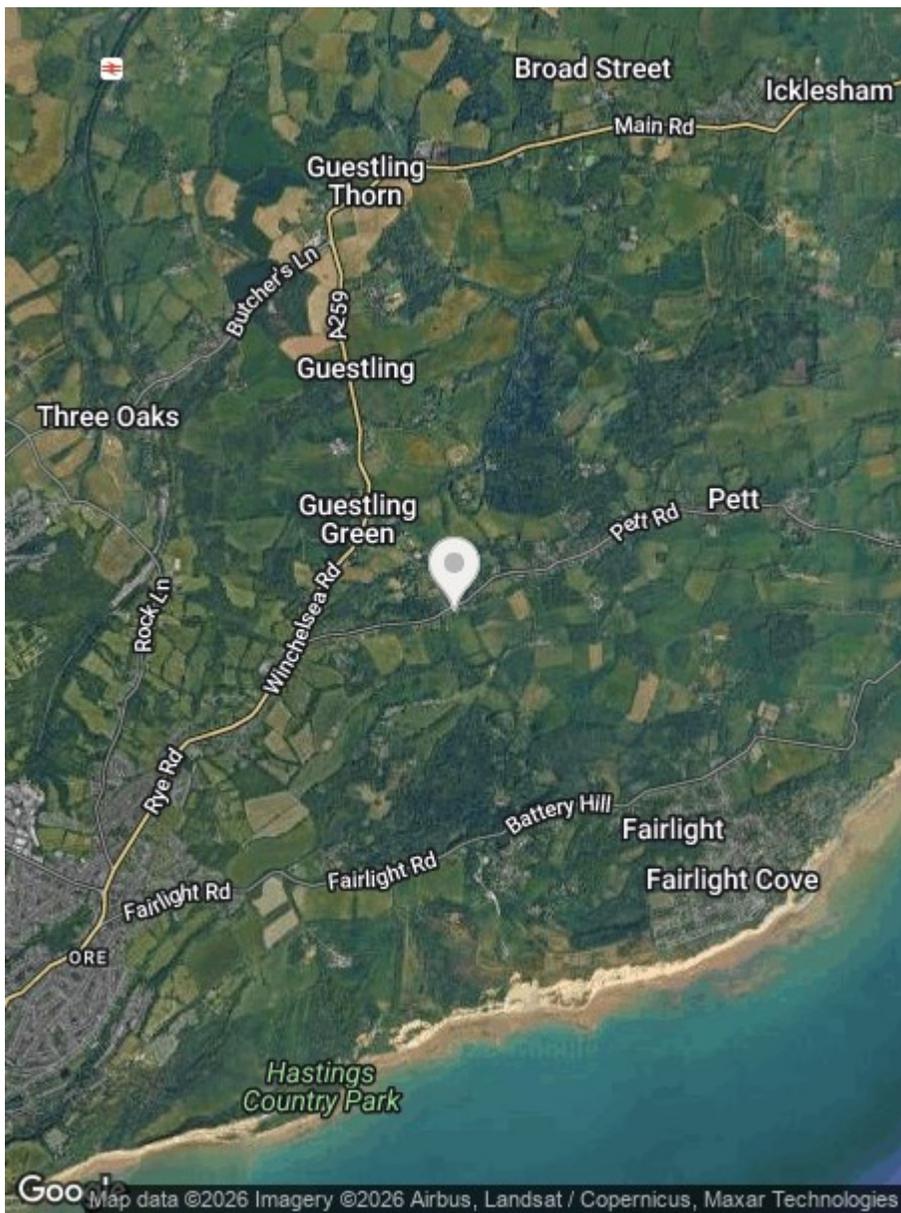
(1) Excluding balconies and terraces

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
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 - 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.

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**