

**RUSH
WITT &
WILSON**

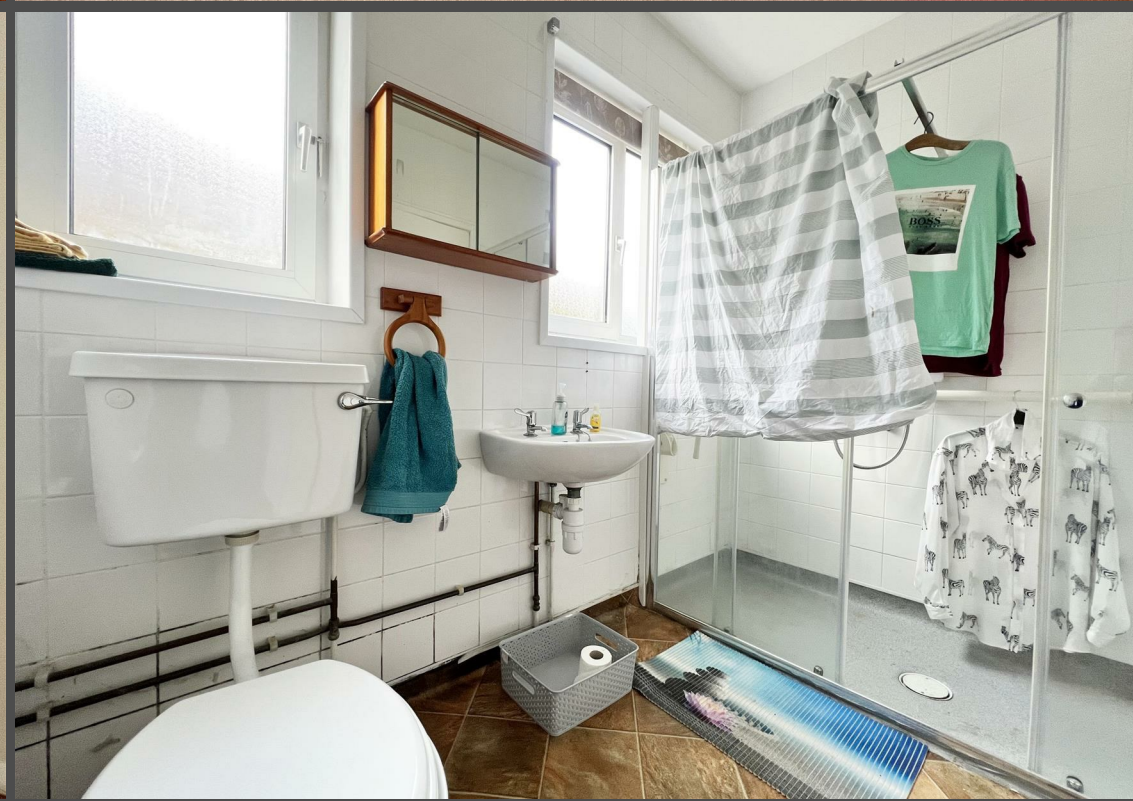


**1 Friars Hill, Guestling, East Sussex TN35 4ER
£375,000**

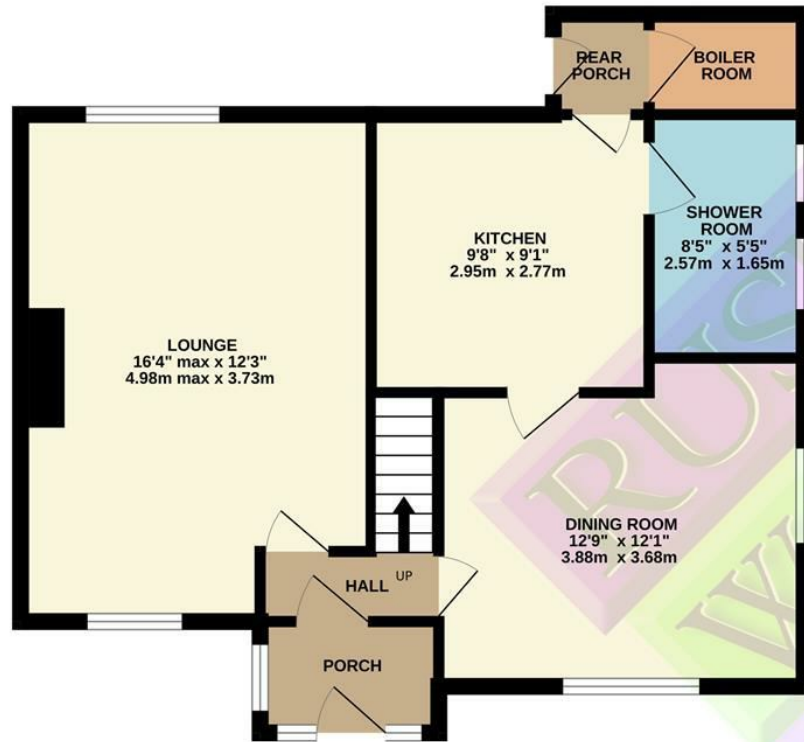
We are delighted to welcome to the market this three bedroom semi-detached house sits within a semi-rural position boasting beautiful countryside views which immediately grab your attention. The property itself offers deceptively spacious accommodation found over two floors comprising entrance hall, living room with feature fireplace, dining room, fitted kitchen with shower room and a rear store/boiler room. To the first floor three further bedrooms, the master is a generous room with stunning countryside views with en suite w/c. Externally a large driveway that provides ample parking. The rear garden is fantastic with a sunny southerly aspect extending to 100ft backing onto rolling countryside providing views. Brought to the market chain free with double glazing and gas central heating viewings are strongly encouraged from buyers looking for a good sized home with a fabulous garden and wonderful views just a short distance from local schooling and amenities.



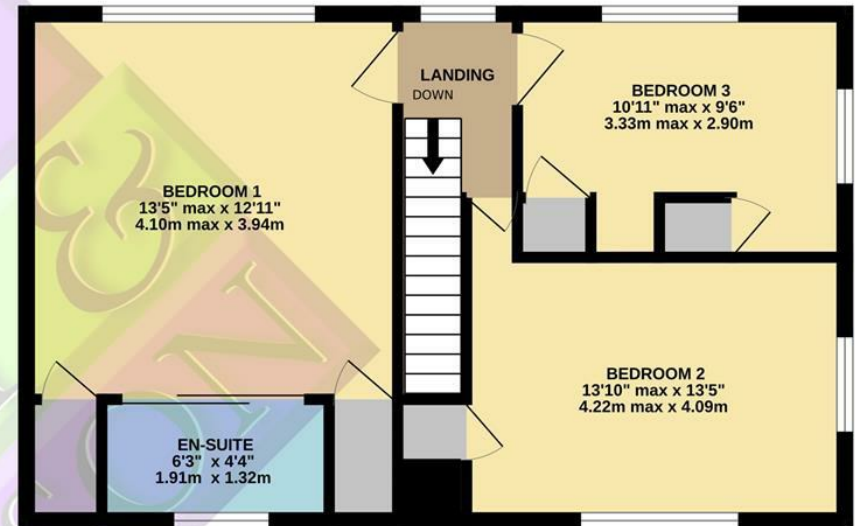




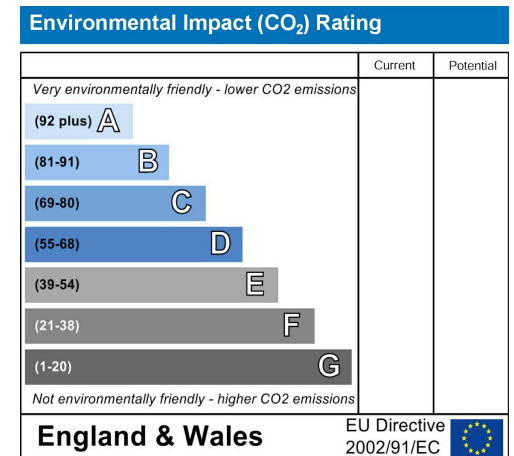
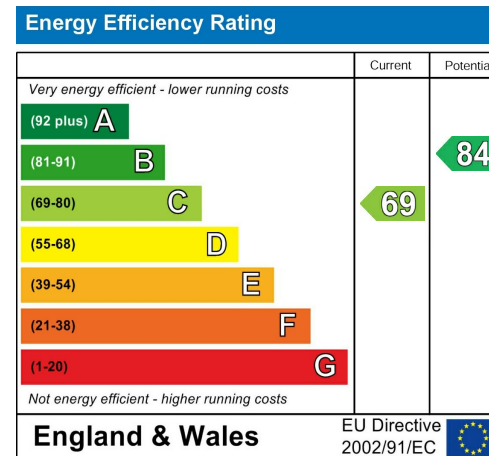
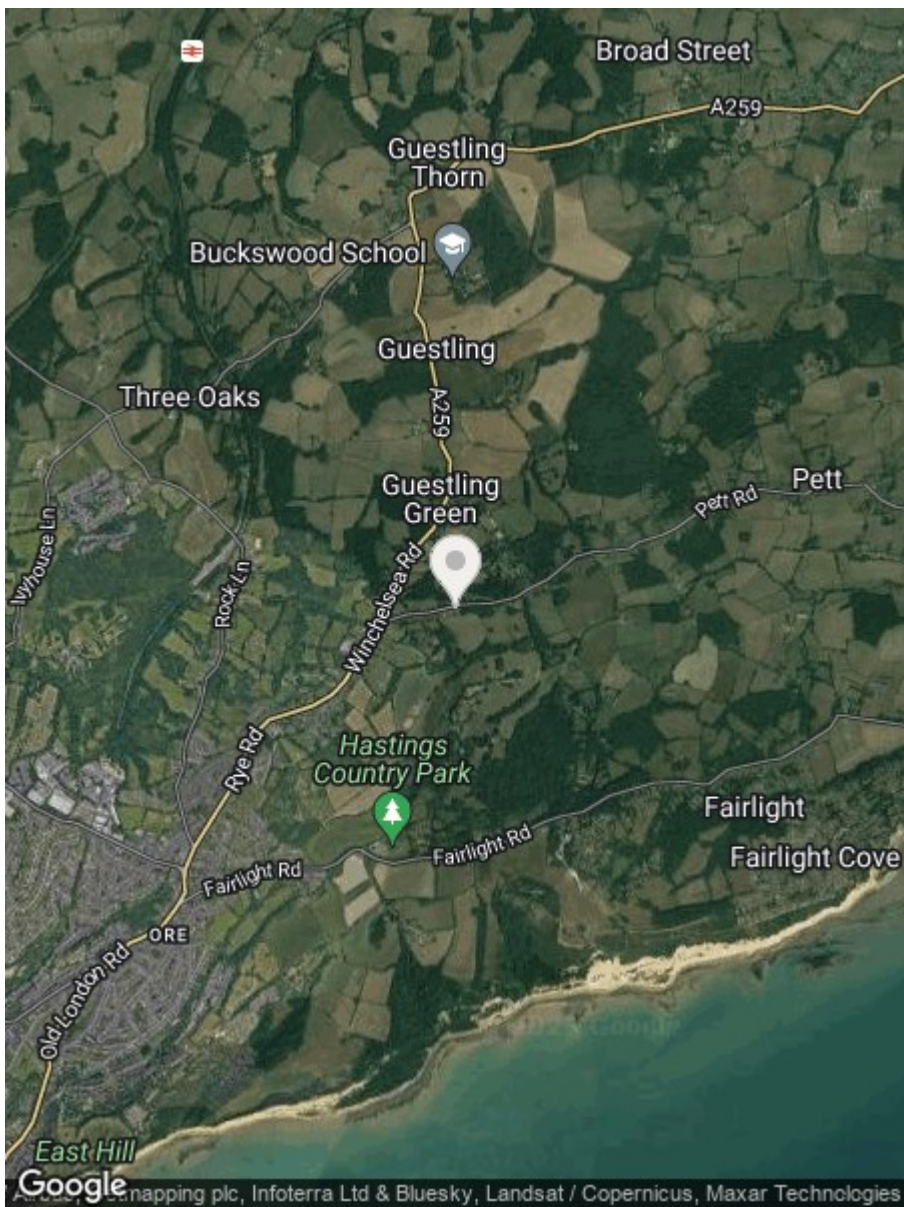
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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