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**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.





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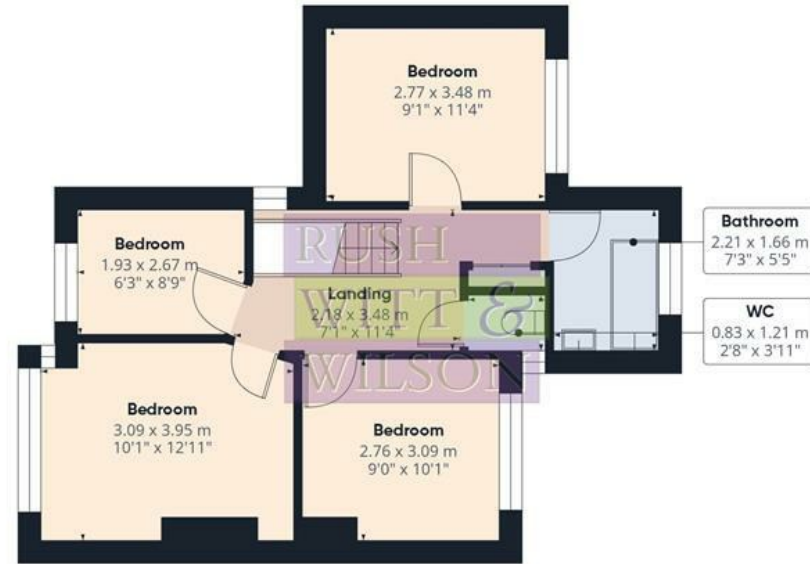


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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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

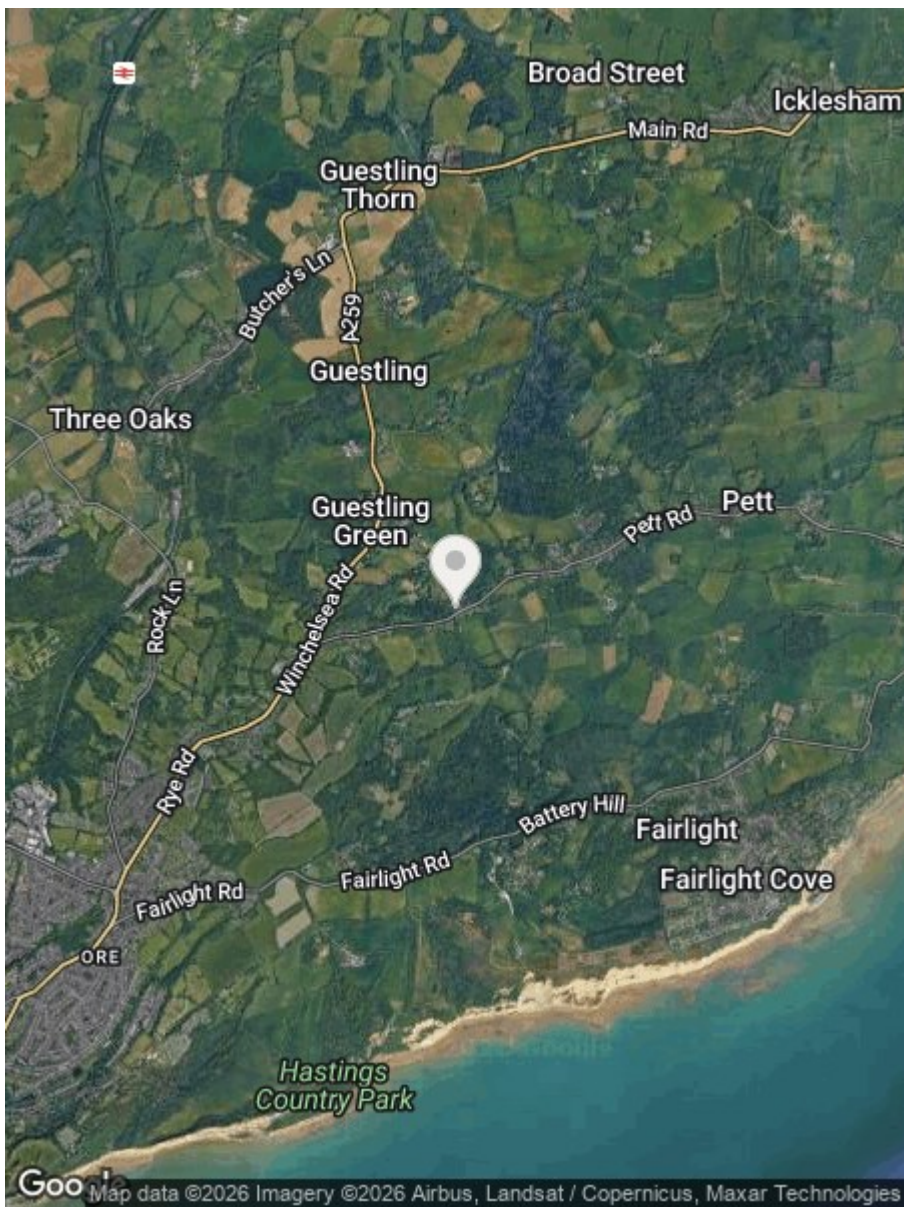
118.9 m<sup>2</sup>


1280 ft<sup>2</sup>


(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		
	68	82
<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 - 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:

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