



Friars Hill, Hastings, TN35 4EP
£1,650 Per Calendar Month



**Oliver
& Bailey**

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Entrance hallway

Living Room

17'8" x 12'5" (5.39m x 3.80m)

Kitchen

Dining Room

10'6" x 14'5" (3.22m x 4.40m)

Bedroom / Study Room
9'10" x 9'3" (3.02m x 2.84m)

Bedroom
9'11" x 9'8" (3.04m x 2.96m)

Shower Room

Landing

Bedroom

12'9" x 12'4" (3.89m x 3.78m)

Bedroom

12'9" x 9'6" (3.90m x 2.91m)

Shower Room

Front & Rear Gardens

Driveway parking

Garage



Furnished Options: Unfurnished

Council Tax Band: E

Available Date: 30th January 2026

Oliver & Bailey

DETACHED FAMILY HOME IN GUESTLING WITH FAR REACHING VIEWS.... Call Georgia or Robyn at Oliver & Bailey to view this newly redecorated three bedroom detached family home.

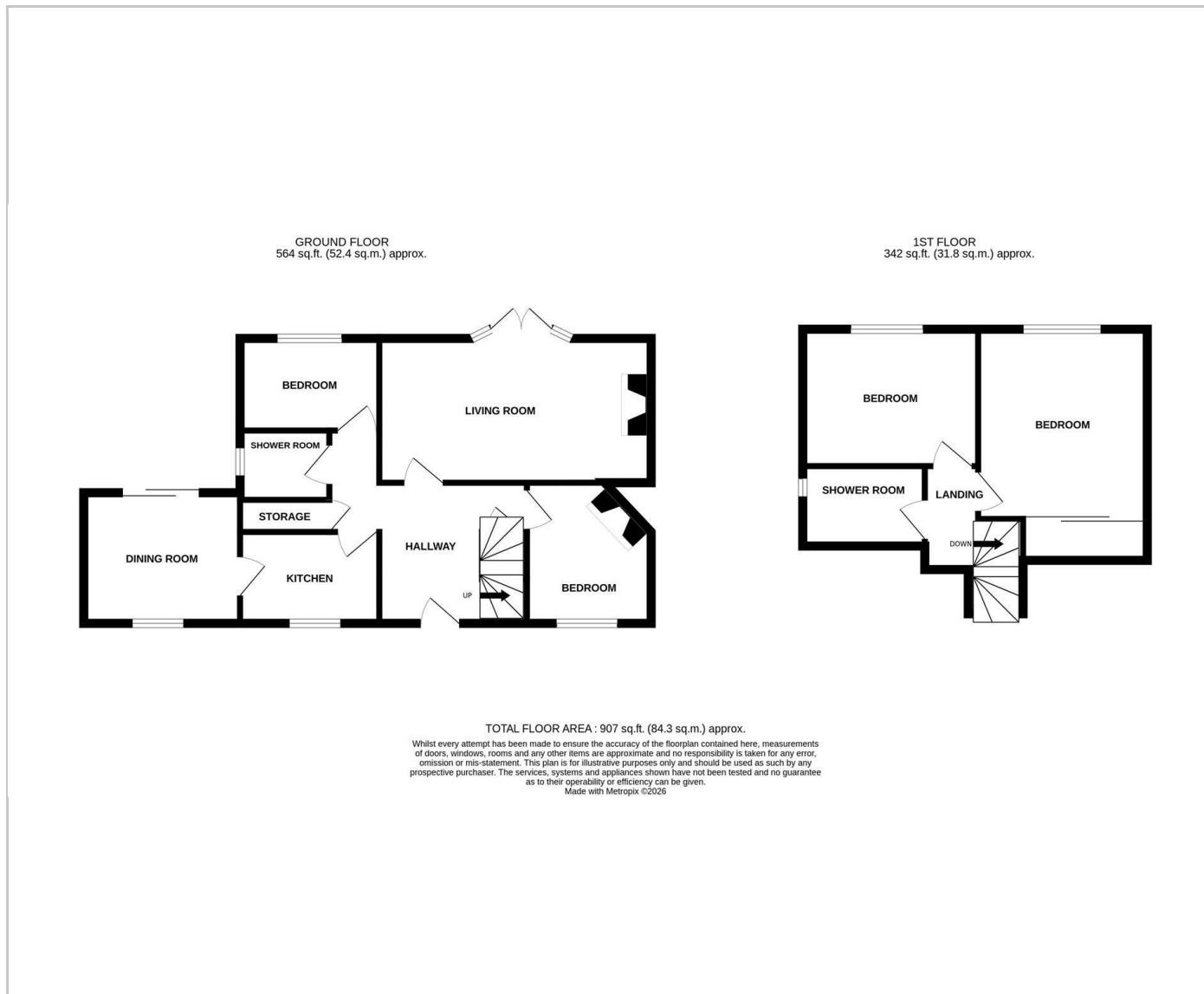
Located in Friars Hill, Guestling the property is surrounded by countryside and offers distant sea views it is also close to popular schooling.

Accommodation is arranged over two floors and offers, a large living room with patio doors onto the large tranquil garden, country style kitchen, dining room, bedroom three and a shower room to the ground floor.

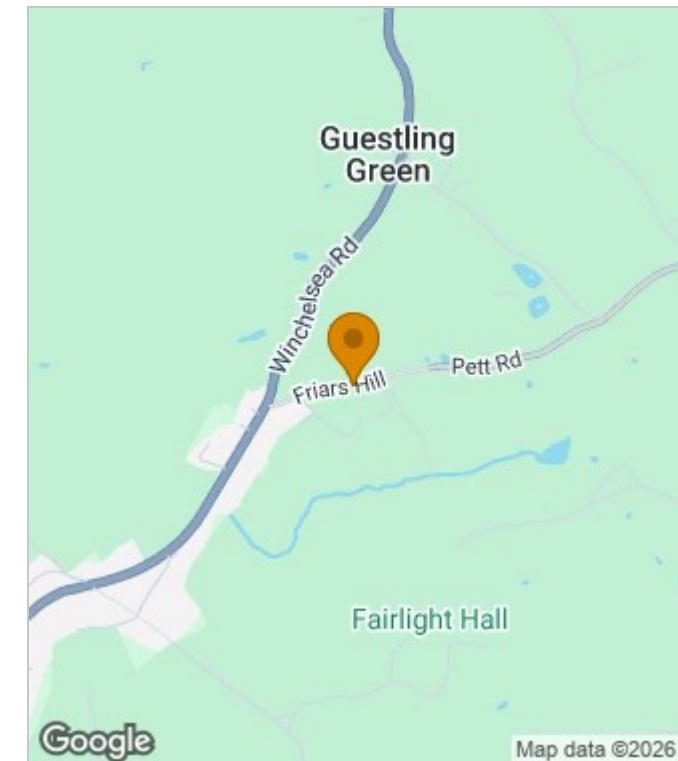
On the first floor there are two large double bedrooms and a further shower room.

Further benefits to the property are gas central heating, driveway parking and a garage.

FLOORPLAN



AREA MAP



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	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	EU Directive 2002/91/EC

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