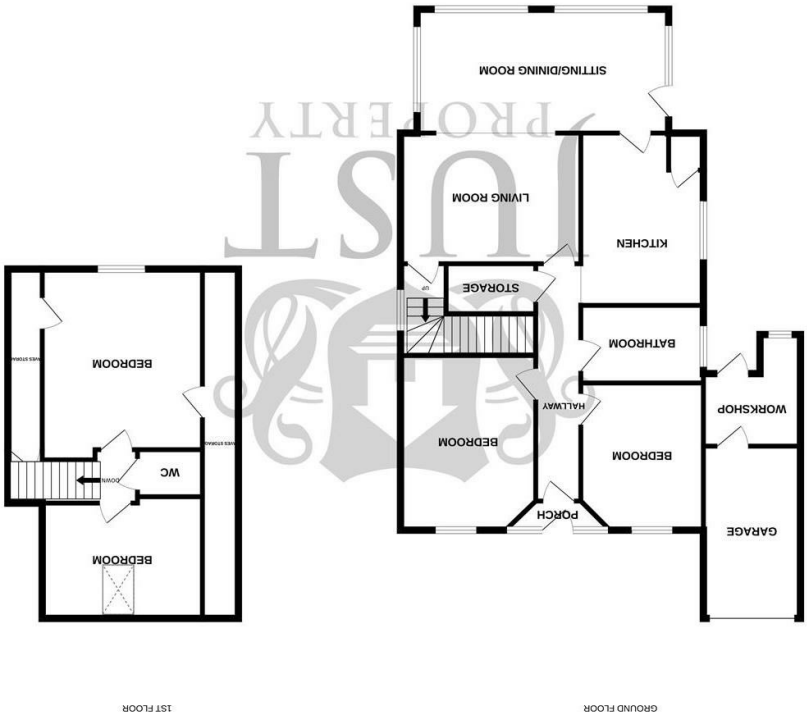




England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Potential	Current
		61
Very energy efficient - lower running costs		
A	(92 plus)	
B	(81-91)	
C	(69-80)	
D	(55-68)	
E	(39-54)	
F	(21-38)	
G	(1-20)	
Not energy efficient - higher running costs		



Whilst every attempt has been made to ensure the accuracy of the material contained here, measurements of areas, volumes and other data are approximate and should be used as a guide only. The company does not accept any liability for any errors or omissions in this statement. This plan is the property of the company and should not be used for any other purpose without the company's written consent. The company does not accept any liability for any errors or omissions in this statement. This plan is the property of the company and should not be used for any other purpose without the company's written consent.



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Holly Cottage Friars Hill, Guestling, TN35 4EP

FLOORPLANS



Holly Cottage Friars Hill, Guestling, TN35 4EP

Freehold

£459,950





Freehold

£459,950

4 Bedrooms 2 Receptions 1 Bathrooms 1313.20 sq ft

PROPERTY DETAILS

Located in the sought-after area of Friars Hill, Guestling, this charming detached home combines comfort, space, and character, perfect for family living. With three/four well-proportioned bedrooms, the property offers a peaceful retreat surrounded by beautiful countryside and distant sea views.

The accommodation on the ground floor features two reception rooms, ideal for both relaxing and entertaining. These versatile spaces can easily adapt to your needs, whether as a family lounge or a stylish dining room for entertaining. The well-equipped kitchen and modern bathroom ensure practicality and ease of everyday living.

To the first floor there are two further bedrooms and a separate w.c. In addition there is additional space, which is ideal for storage throughout.

Outside, the property benefits from parking for up to two vehicles, a workshop, and a garage perfect for hobbies or additional storage.

Set in a tranquil semi-rural location with stunning views, Holly Cottage offers the best of both worlds: a peaceful countryside setting just a short drive from the historic town of Hastings, its beautiful coastline, and local amenities.

This delightful residence is ready to welcome its next owners, an ideal choice for those seeking space, comfort, and a scenic lifestyle.

ROOM DIMENSIONS

Front Door

Porch

Hallway

Living Room
14'9" x 11'0" (4.51 x 3.37)

Sitting/ Dining Room
20'2" x 10'0" (6.17 x 3.06)

Kitchen
13'11" x 9'10" (4.25 x 3.01)

Bedroom
14'2" x 10'10" (4.34 x 3.32)

Bedroom
11'10" x 9'10" (3.63 x 3.02)

Bathroom
9'10" x 6'2" (3.01 x 1.90)

Storage

Stairs to First Floor

Landing

Bedroom
14'9" x 11'2" (4.51 x 3.41)

Bedroom
11'1" x 7'6" (3.40 x 2.30)

W.C

Eaves Storage

Workshop
12'7" x 8'1" (3.85 x 2.47)

Garage
14'7" x 9'3" (4.46 x 2.84)

Off Road Parking

Rear Garden with Countryside Views

FEATURES

- *** CHAIN FREE ***
- Detached Family House
- Three/ Four Bedrooms
- Living Room
- Sitting/ Dining Room
- Countryside and Distant Sea Views
- Rural Location
- Off Road Parking & Garage with Workshop
- Front & Rear Gardens



Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.