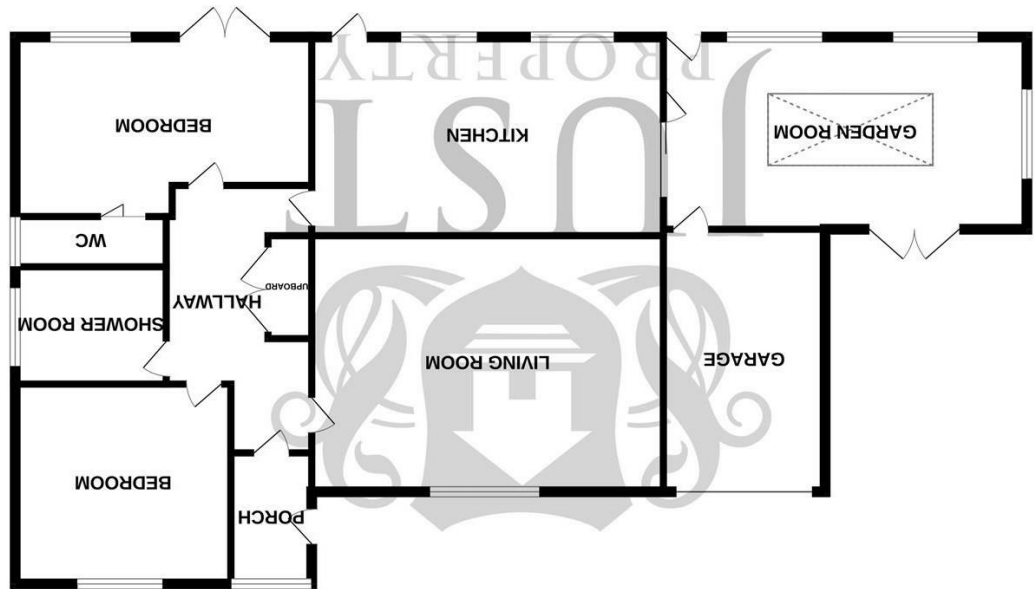


While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any errors. This plan is for illustrative purposes only and should be used as such. Any prospective purchaser, the investor, agent and applicant should have their own measurements as to their property or efficiency can be given. Made with Metropix, 2024

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
Energy efficient - lower running costs	B (81-91)
Decent	C (69-80)
Not energy efficient - higher running costs	D (55-68)
	E (39-54)
	F (21-38)
	G (1-20)
Current	61
Potential	100



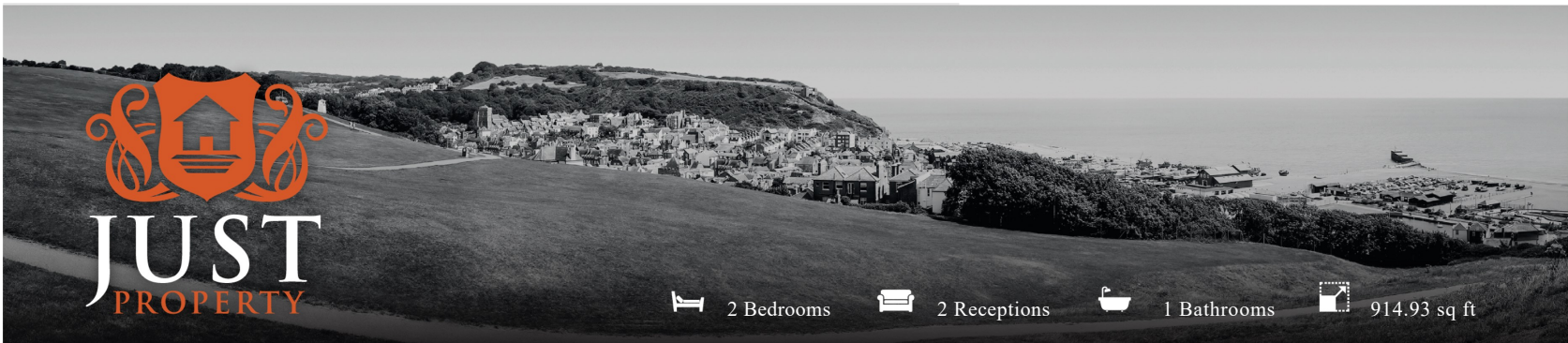
GROUND FLOOR



# FLOORPLANS

2A Mill Lane, Guestling, TN35 4LJ

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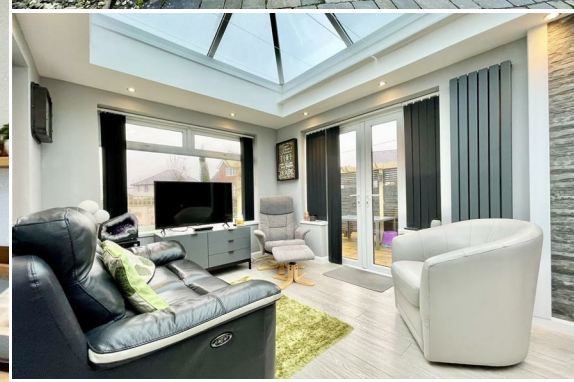


2 Bedrooms    2 Receptions    1 Bathrooms    914.93 sq ft

Freehold

# £475,000

2A Mill Lane, Guestling, TN35 4LJ





2 Bedrooms    2 Receptions    1 Bathrooms    914.93 sq ft

## PROPERTY DETAILS

\*\*\* Guide Price - £475,000 - £500,000 \*\*\*

### CHAIN FREE

Just Property are delighted to bring to the market an exceptional and beautifully presented detached bungalow situated in this highly desirable location where you will find wonderful countryside and coastal walks on your doorstep.

This hugely impressive property has well proportioned accommodation throughout and has been extensively updated and remodelled by the current owner to a particularly high standard. The property also boasts two double bedrooms, principal bedroom with en-suite wc, living room with wood burner, magnificent modern kitchen/breakfast room, contemporary garden room with attractive outlook, stylish shower room, spacious entrance hall and entrance porch. The property additionally benefits from modern gas boiler with radiators, double glazing, and quality floor coverings.

To the outside there is good sized driveway providing off road parking which leads to integral garage with electric roller door, good sized area of garden with a sunny aspect which is mainly laid to lawn with area of patio and timber built shed. There is also additional covered terrace featuring space for hot tub.

From this highly desirable location in addition to countryside you enjoy easy access into Hastings with its wide range of amenities as well as enjoying easy access to a number of rural villages and Rye beyond.

This superb property will be offered with no onward chain and vacant possession therefore viewing is highly recommended by Just Property the sole agents, please contact us for further information and to arrange access.



## ROOM DIMENSIONS

Entrance Porch

Entrance Hall

Living Room  
19'10" x 13'7" (6.07 x 4.15)

Kitchen/Breakfast  
19'7" x 10'10" (5.97 x 3.32)

Garden Room  
19'8" x 9'5" (6.00 x 2.88)

Bedroom  
17'10" x 9'7" (5.44 x 2.94)

En-suite WC

Bedroom  
10'8" x 12." (3.25m x 3.66m.)

Shower Room

Integral Garage

Outside

Garden

Rear Terrace with Hot Tub

Driveway

## FEATURES

- Stunning Detached Bungalow
- Two Double Bedrooms
- Wonderful & Contemporary Garden Room
- Beautifully Presented Throughout
- Living Room with Wood Burner
- Magnificent Modern Kitchen/Breakfast Room
- Highly Desirable Location
- Extensively Renovated by the Current Owners
- Integral Garage & Driveway
- CHAIN FREE

