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**10 Higham Gardens, Guestling, East Sussex TN35 4HR**  
**Offers In Excess Of £350,000**



Nestled in the charming area of Higham Gardens, Guestling, this delightful attached house offers a perfect blend of comfort and scenic beauty. Spanning approximately 900 square feet, the property features three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space. Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining. The property boasts a well-appointed bathroom, ensuring convenience for all residents.

One of the standout features of this home is the stunning views over the surrounding countryside, which can be enjoyed from various vantage points throughout the property. The semi-rural position allows for a peaceful lifestyle while still being within easy reach of local amenities and transport links. Additionally, the property benefits from designated parking, a valuable asset in this tranquil setting. Whether you are looking to unwind in the serene environment or explore the picturesque landscapes nearby, this home offers a wonderful opportunity to embrace a relaxed lifestyle in a beautiful location.

The rear garden offers a beautiful setting and benefits from being recently landscaped by the current owners.

In summary, this three-bedroom house in Higham Gardens is a rare find, combining spacious living with breathtaking views and a convenient semi-rural position. It is a perfect choice for those seeking a harmonious blend of comfort and nature.

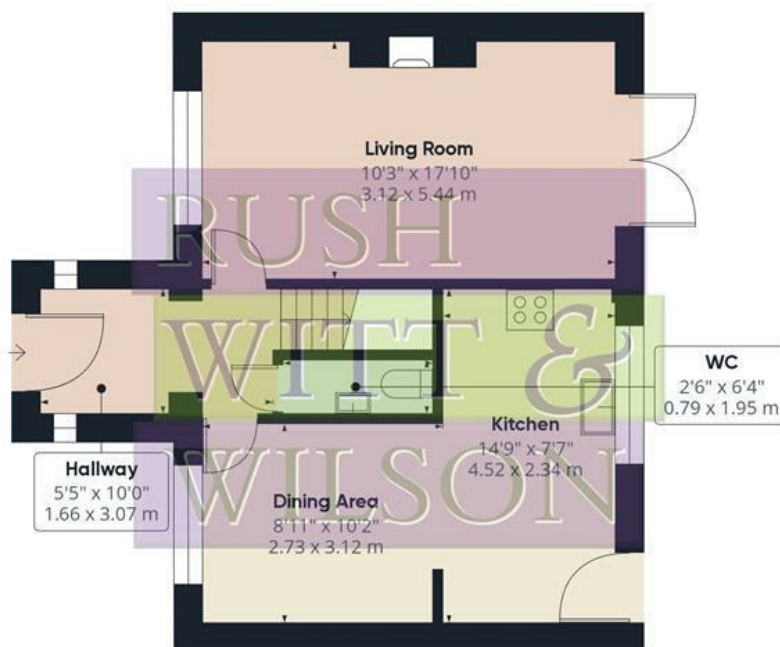




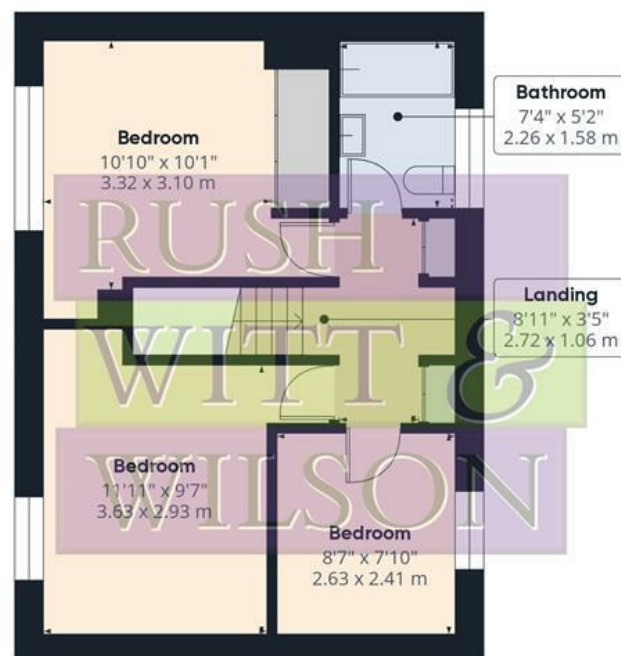








**Floor 0**



**Floor 1**

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

899.87 ft<sup>2</sup>

83.6 m<sup>2</sup>

**Reduced headroom**

1.59 ft<sup>2</sup>

0.15 m<sup>2</sup>

(1) Excluding balconies and terraces

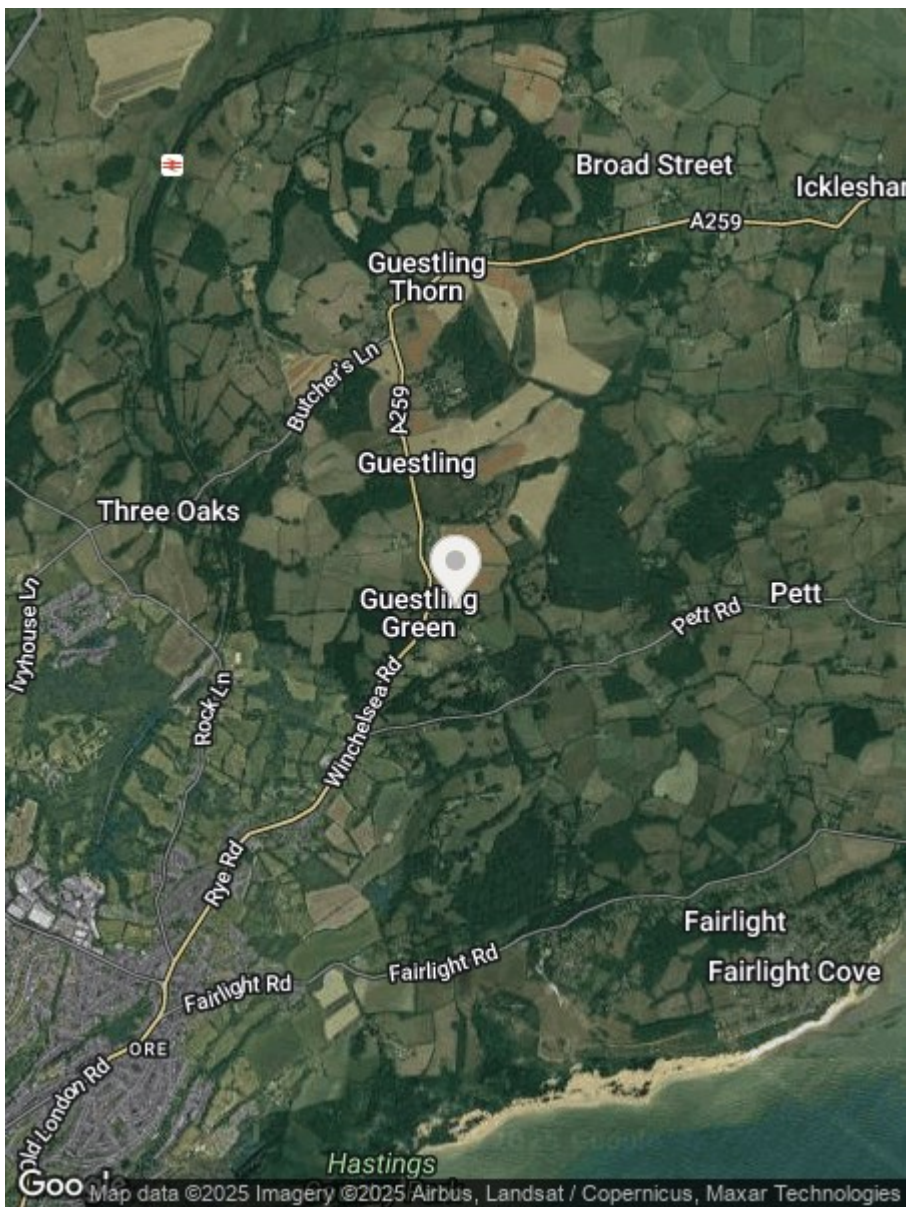
**Reduced headroom**


..... Below 5 ft/1.5 m


While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.





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 	

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		
England & Wales	EU Directive 2002/91/EC 	

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