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**3 Friars Bank, Guestling, TN35 4EJ**  
**£600,000 Freehold**

This property boasts stunning countryside and farmland views to the rear, and is set in an area of outstanding natural beauty within easy reach of the historic towns of Rye and Hastings. This deceptively spacious three-bedroom, split-level home is located within a private residential cul-de-sac in Guestling, on the outskirts of Hastings. The versatile accommodation is arranged over three floors and features an entrance hallway with access

to a double bedroom, a cloakroom and a utility room. Stairs then rise to a beautiful living room with a newly installed log burner and enjoying exceptional rear views and direct access to an elevated balcony. Adjoining this space is a well-proportioned kitchen/dining room. The lower ground floor offers two further double bedrooms, including the main bedroom with an en-suite and French doors opening onto the rear garden, along with a

shower room. This level could potentially be reconfigured to create a fourth bedroom if required. To the front, there is off-road parking via a driveway leading to a garage. An additional front area of garden that in the summer acts as a beautiful natural meadow with apple tree, owned by the vendor, provides the opportunity to create further parking if desired. The enclosed rear garden is predominantly laid to lawn, enjoys a sunny southerly aspect, and is framed by mature trees and shrubs, offering both privacy and tranquillity. Additional benefits include double glazing, gas-fired central heating, and 14 solar panels on the south-facing roof. Viewings are strictly by appointment via sole agents Rush Witt & Wilson.





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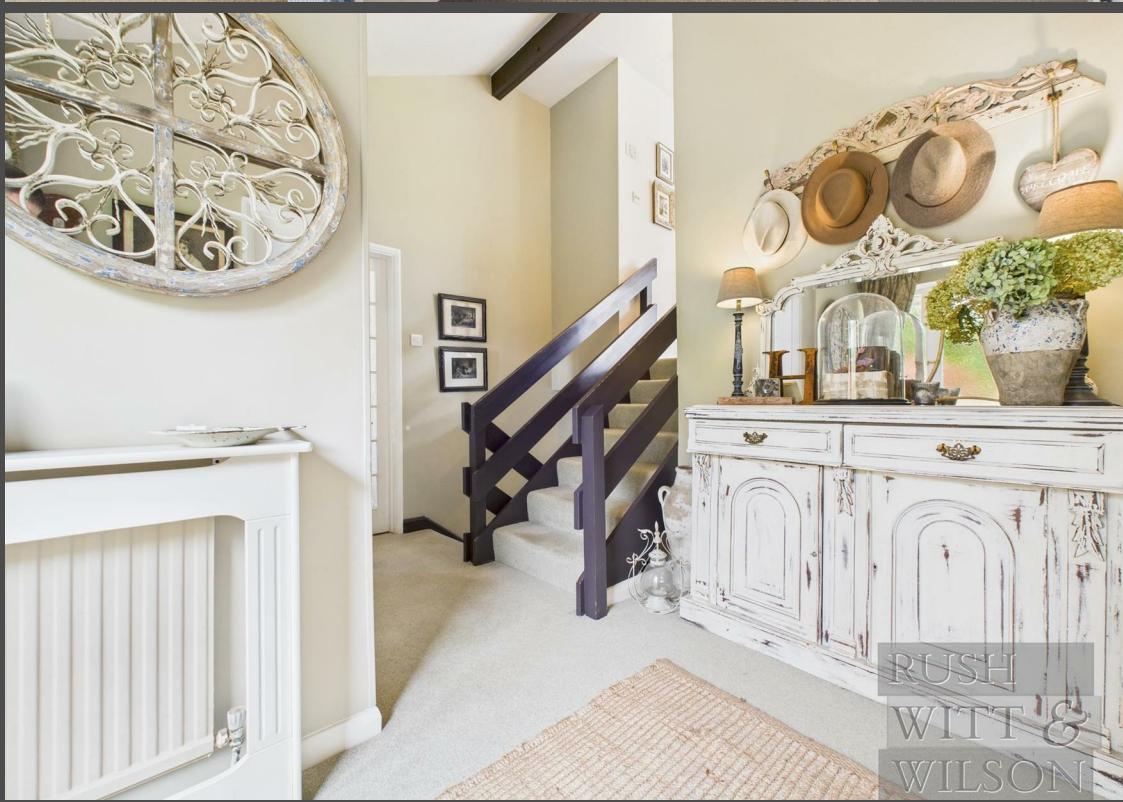
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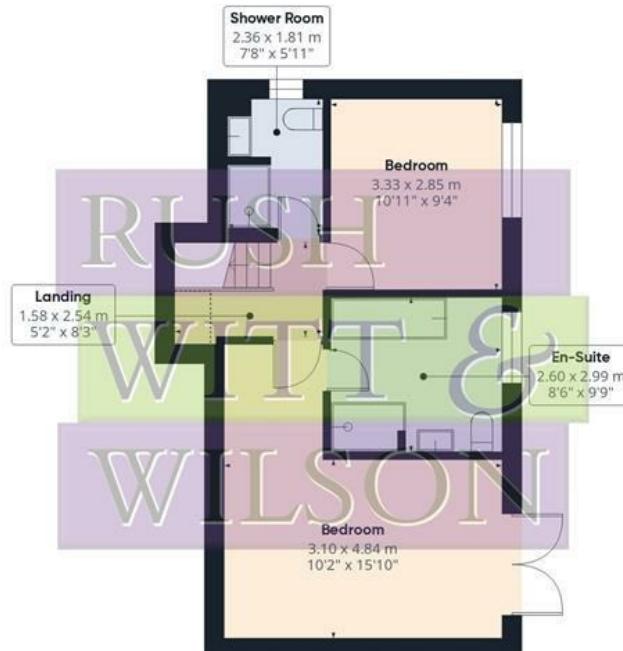


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Approximate total area<sup>(1)</sup>

111.8 m<sup>2</sup>

1202 ft<sup>2</sup>

Balconies and terraces

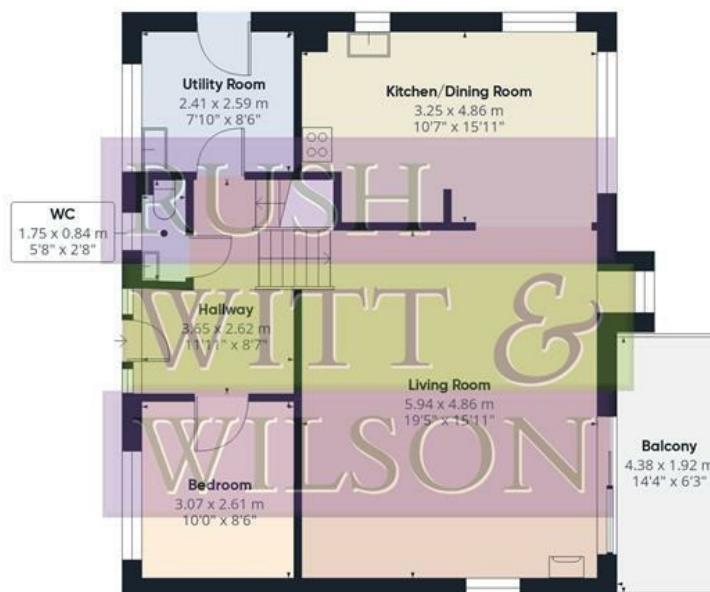
8.4 m<sup>2</sup>

90 ft<sup>2</sup>

Reduced headroom

0.5 m<sup>2</sup>

5 ft<sup>2</sup>

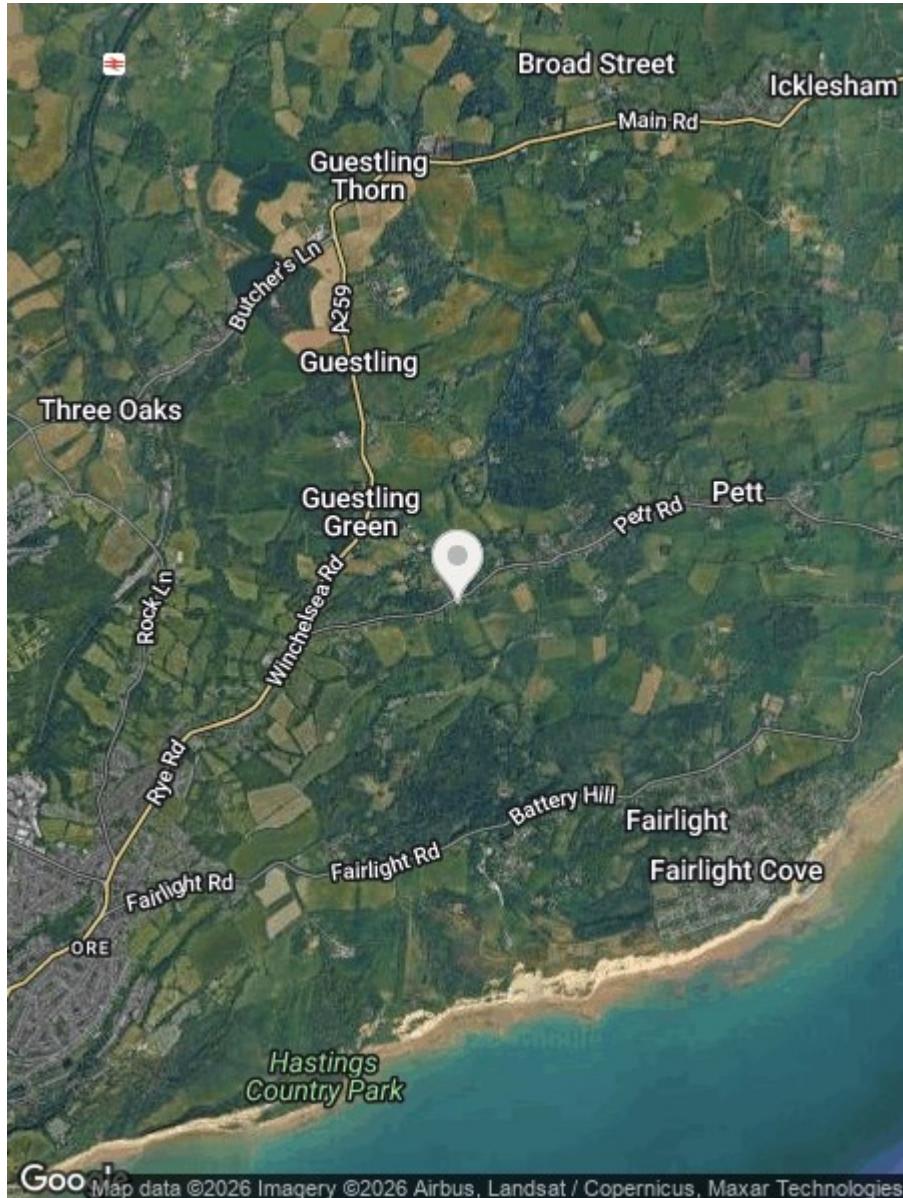


(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



| 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 |           |

#### Council Tax Band - E

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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