

**RUSH
WITT &
WILSON**



RUSH
WITT &

3 Friars Bank, Guestling, TN35 4EJ
Guide Price £550,000 - £575,000

*****GUIDE PRICE £550,000 - £575,000***360° HDR VIRTUAL TOUR VIA THE LINK*** A deceptive three bedroom split level house found within a private residential cul-de-sac in Guestling on the outskirts of Hastings and enjoying outstanding countryside and farmland views to the rear towards Fairlight. The property provides split level accommodation arranged over three floors to include stunning lounge that enjoys amazing views and access to the elevated balcony, an adjoining kitchen/dining room to the ground floor bedroom three, cloakroom and utility room. To the lower ground two bedrooms with main bedroom enjoying en-suite along with French doors that open to the rear garden and a family bathroom/wc (this floor could be reconfigured to be three bedrooms if desired). There is off road parking to the front provided via driveway that leads to a garage, there is an area to the front that is owned by the vendor and could be used to add additional parking. The enclosed rear gardens are mainly laid to lawn and enjoy a southerly aspect with mature trees and shrubs to the boundaries . Further features include double glazing, gas fired central and 14 solar panels on the south facing roof. Viewing strictly by appointment with sole agents Rush Witt & Wilson.**







RUSH
WITT &
WILSON



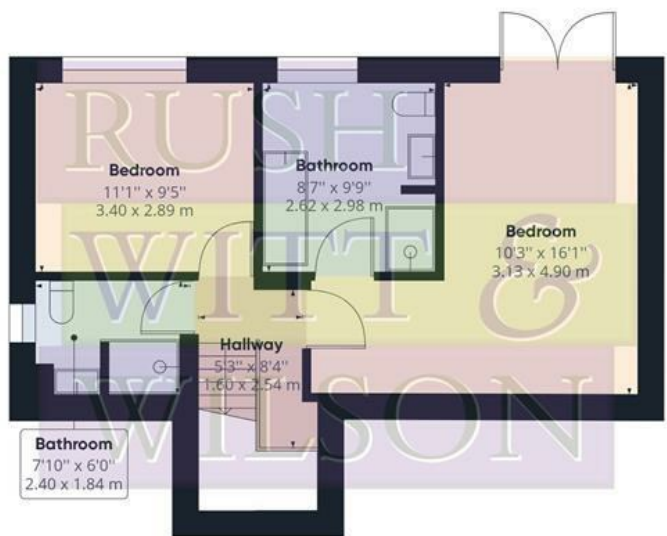
RUSH
WITT &
WILSON



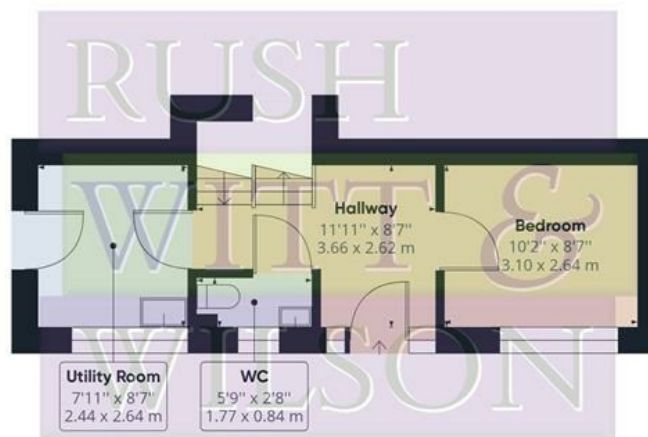
RUSH
WITT &
WILSON



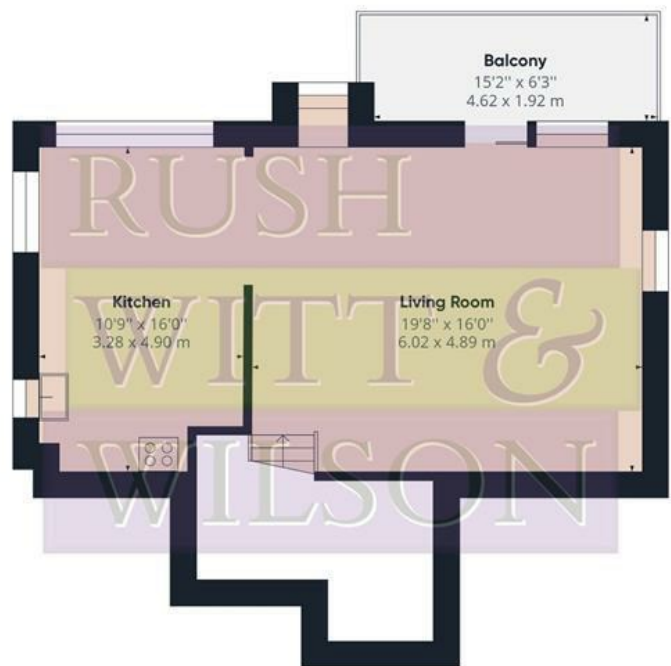
RUSH
WITT &
WILSON



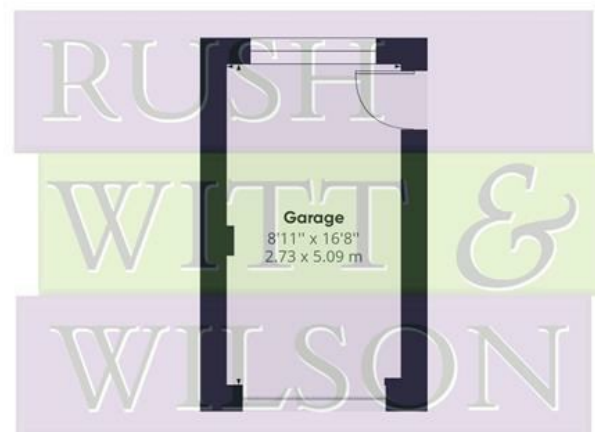
Floor 0 Building 1



Floor 1/2 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

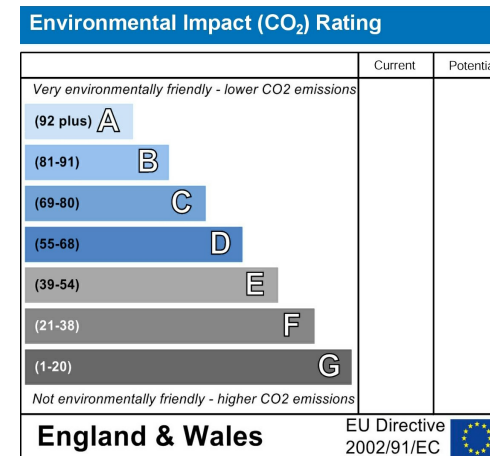
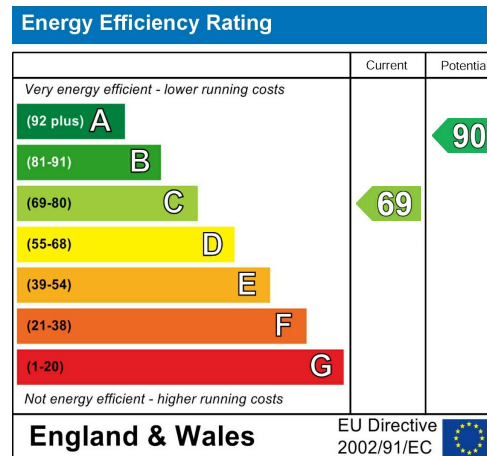
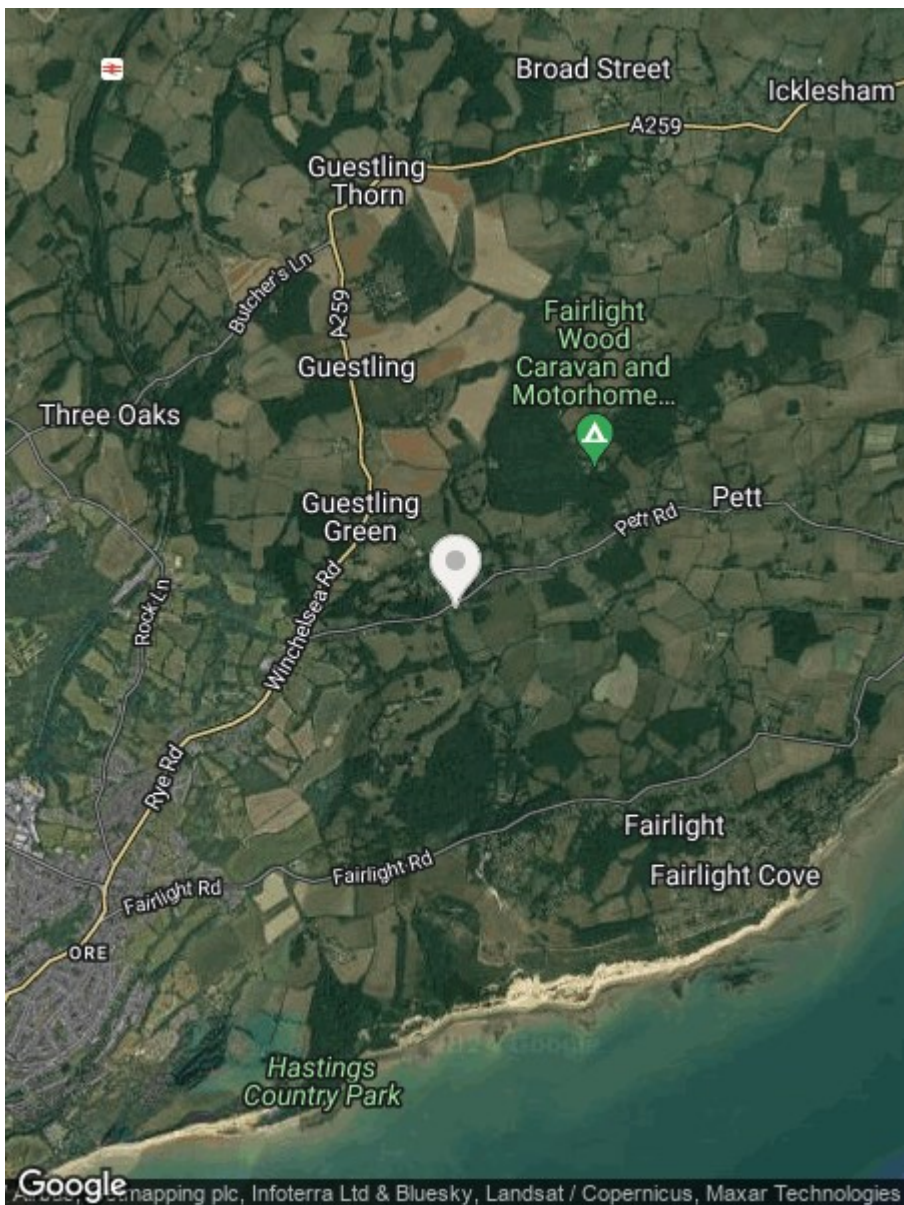
1442.68 ft²

134.03 m²

(1) Excluding balconies and terraces

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

GIRAFFE360



**RUSH
WITT &
WILSON**

**Residential Estate Agents
Lettings & Property Management**



**Rother House Havelock Road
Hastings
East Sussex
TN34 1BP
Tel: 01424 442443
hastings@rushwittwilson.co.uk
www.rushwittwilson.co.uk**