

**RUSH  
WITT &  
WILSON**



**Stocks Green Bungalow The Thorne, Guestling, East Sussex TN35 4LU  
Guide Price £449,950**

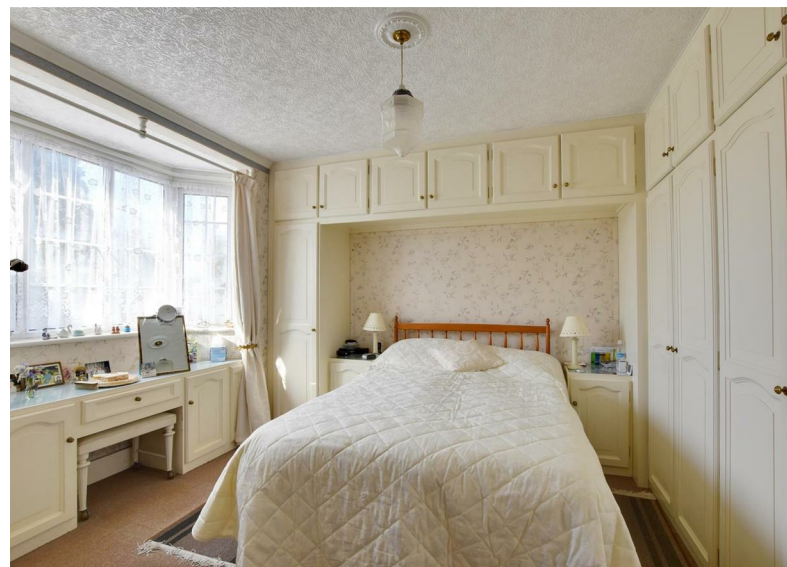
**Rush Witt & Wilson are pleased to offer a detached chalet style home in semi rural location.**

**The spacious and versatile accommodation comprises living room, dining room with adjoining conservatory, kitchen / breakfast room, utility / study, three bedrooms, bathroom and two cloakrooms, one on the ground floor and one on the first floor.**

**The garden extends to approx. 1/4 acre.**

**Double garage / workshop and further store. Parking for several cars.**

**For further information and to arrange a viewing please call our Rye Office 01797 224000**



**Locality**

Stocks Green Bungalow occupies a semi-rural setting between the ancient Cinque Port town of Rye and historic coastal town of Hastings, both offer extensive shopping, sporting and recreational amenities and are serviced by regular bus services that pass the property and link the two towns.

The property is set amidst beautiful undulating countryside containing places of general and historic interest. There is a network of readily accessible footpaths allowing the area to be easily explored on foot.

At nearby Fairlight there is a 600 acre country park, whilst at Pett Level and Winchelsea Beach there is access to miles of open shingle beach, this forms part of the stunning coastline of the Rye Bay which is also home to the famous Camber Sands.

**Porch**

Double aspect. Tiled floor.

**Hallway****Living Room**

14'6" x 11'5" (4.44 x 3.48)  
Bay window to the front.

**Dining Room**

13'1" x 11'7" (4 x 3.54)  
Sliding door to the side leading to conservatory.

**Conservatory**

14'5" x 7'4" (4.4 x 2.25)  
Door to the garden.

**Kitchen / Breakfast Room**

16'4" x 9'11" (5 x 3.04)  
Fitted with a range of traditional style cupboard / drawer base units and matching wall mounted cabinets. Complimenting worktop with inset sink. Space and point for cooker. Two windows to the rear. Door to the rear. Tiled floor.

**Utility room / Study**

10'2" x 6'0" (3.10 x 1.83)  
Window to the rear

**Cloakroom**

6'0" x 3'7" (1.84 x 1.11)  
Wash basin and wc

**Bedroom**

11'5" x 11'5" max (3.48 x 3.48 max)  
Bay window to the front. Built in wardrobes. Built in bedside cabinets and overhead storage.

**Bathroom**

10'2" x 6'5" (3.10 x 1.97)  
Window to the side. Bath, wash basin, wc and separate shower.

**First Floor****Bedroom**

11'9" x 11'7" (3.59 x 3.55 )  
Window to the front.

**Bedroom**

9'9" x 7'8" max (2.99 x 2.34 max)  
An L shaped room with window to the rear.

**Cloakroom**

5'1" x 3'6" (1.57 x 1.09)  
Wash basin and wc. Access to eaves storage.

**Outside**

Double gates to the side open to a wide driveway, this provides off road parking for several cars and access to a double garage.

The plot is approx. 1/4 acre, laid mainly to lawn with a variety of mature trees and shrubs.

Established hedging to the front provide privacy.

**Double Garage**

20'3" x 18'3" (6.18 x 5.58)  
Two sets of double doors to the front. light and power connected.

**Store**

19'8" x 7'10" (6 x 2.4)  
Ajoins the garage and provides useful covered storage.

**Agents Notes**

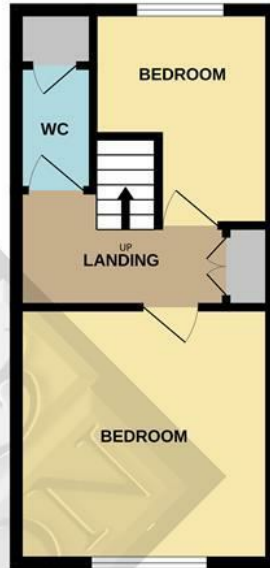
None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council Tax Band D



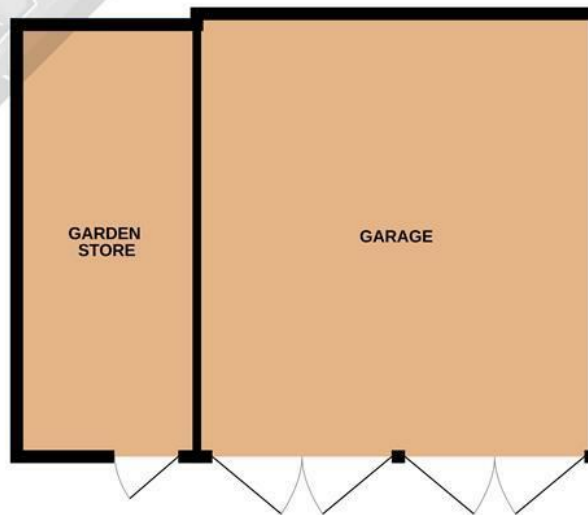
FIRST FLOOR  
295 sq.ft. (27.4 sq.m.) approx.



GROUND FLOOR  
1038 sq.ft. (96.4 sq.m.) approx.



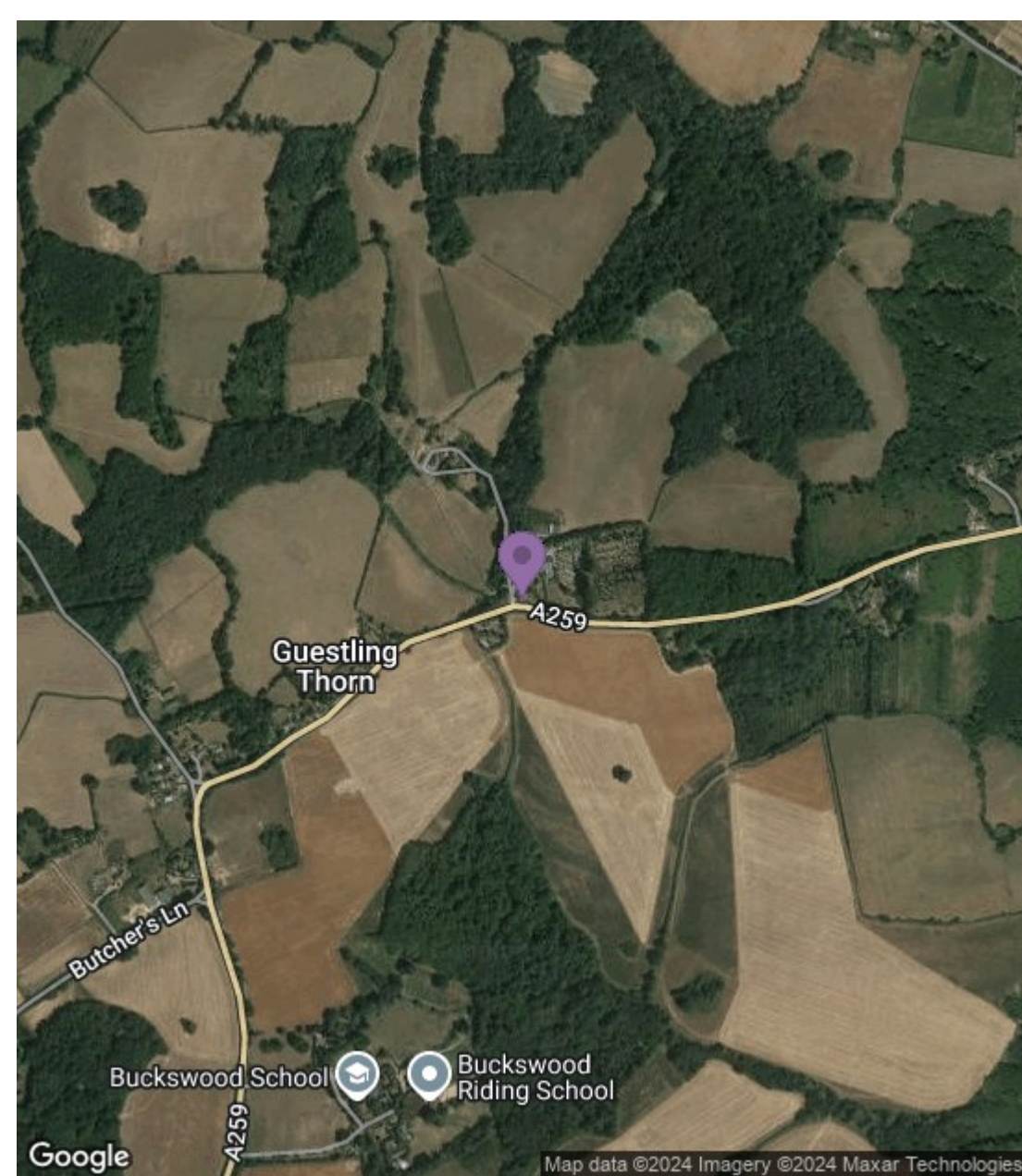
OUTBUILDINGS  
532 sq.ft. (49.4 sq.m.) approx.



TOTAL FLOOR AREA : 1864 sq.ft. (173.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>97</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	<b>39</b>
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

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