

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not energy efficient - higher running costs	(1-20) G
Current	69
Potential	85



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1 Guestling Hall Cottage, Guestling, TN35 4LP

FLOORPLANS



2 Bedrooms | 2 Receptions | 1 Bathrooms | 850.35 sq ft

Freehold

£330,000

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PROPERTY DETAILS

Just Property welcome to the market this charming semi-detached cottage which is found in the highly sought after village of Guestling set in a beautiful rural location with countryside walks through the woodlands near by and views over adjoining farmland. It is conveniently situated close to local bus routes providing access to both Hastings and Rye having a comprehensive range of shopping and leisure facilities as well as mainline railway stations. There are also local doctors and schooling nearby.

Offered for sale in excellent decorative order throughout the accommodation is arranged over two floors offering a dual aspect lounge with log burner, kitchen opening through to a dining area, downstairs bathroom, porch/ utility room. To the first floor there are two double bedrooms with an additional room of which is used as an occasional bedroom/ dressing room.

To the rear there is a secluded area of patio, gardens are mainly laid to lawn with a workshop, summer house, and vegetable patch together with views across farmland.

Further benefits of this hugely impressive semi detached property includes gas fired central heating, double glazing and a beautifully presented interior. Viewing comes highly recommended by the vendors choice of sole agents, Just Property.

W3W Location - ///kilt.adopt.apple



ROOM DIMENSIONS

Front Door

Porch/ Utility Room

Kitchen
10'5" x 9'0" (3.18 x 2.76)

Dining Area
9'3" x 6'7" (2.82 x 2.03)

Lounge
16'10" x 14'3" (5.14 x 4.35)

Bathroom

Stairs Leading to First Floor

Bedroom
13'0" x 10'5" (3.98 x 3.18)

Bedroom
10'10" x 10'1" (3.31 x 3.09)

Occasional Bedroom/ Dressing Room
10'4" x 8'10" (3.17 x 2.7)

Patio Area

Front and Side Gardens

Off Road Parking

Large Timber Built Shed

Summer House

Vegatable Patch

FEATURES

- Semi-Detached Cottage
- Open Plan Kitchen/ Diner
- Lounge with Log Burner
- 2 Double Bedrooms
- Occasional Third Bedroom/ Dressing Room
- Modern Kitchen and Bathrooms
- Large Gardens with various Out Buildings
- Area of Patio
- Sought After Location
- Countryside Views

