

| England & Wales                             |             |
|---|-------------|
| EU Directive 2002/91/EC                     |             |
| Very energy efficient - lower running costs | A (92 plus) |
|   | B (81-91)   |
|   | C (69-80)   |
|   | D (55-68)   |
|   | E (39-54)   |
|   | F (21-38)   |
| Not energy efficient - higher running costs | G (1-20)    |
| Potential                                   | 85          |
| Current                                     | 52          |



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2 Guestling Hall Cottage, Guestling, TN35 4LP

# FLOORPLANS



2 Bedrooms | 1 Receptions | 1 Bathrooms | 559.72 sq ft

Freehold

# £279,950

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Freehold

£279,950

2 Bedrooms 1 Receptions 1 Bathrooms 559.72 sq ft

## 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.

Presented in lovely order the accommodation is arranged over two floors offering a lounge diner measuring at 24'10" x 10'0" with open fire place, kitchen, downstairs bathroom, conservatory/porch which opens to the rear garden. To the first floor there is a double bedroom and a single bedroom both with lovely countryside views.

To the rear there is a raised secluded area of patio with a timber built shed/summerhouse and a area of lawn with lovely views to the rear.

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

Lounge/Diner  
24'10" x 10'0" (7.57m x 3.05m)

Kitchen  
10'6" x 9'11" (3.22 x 3.04)

Inner Hallway

Bathroom  
9'6" x 5'6" (2.9 x 1.7)

Conservatory/ Porch

Stairs to First Floor Landing

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

Bedroom  
10'9" x 7'6" (3.28 x 2.29)

Rear Gardens

Patio Area

Off Road Parking

Front Gardens

## FEATURES

- Semi-Detached Cottage
- 2 Bedrooms
- Lounge Diner
- Modern Kitchen
- Off Road Parking
- Front and Rear Gardens
- Ideal for First Time Buyers or Investment Buyers
- Sought After Location
- Countryside Views
- Must View

