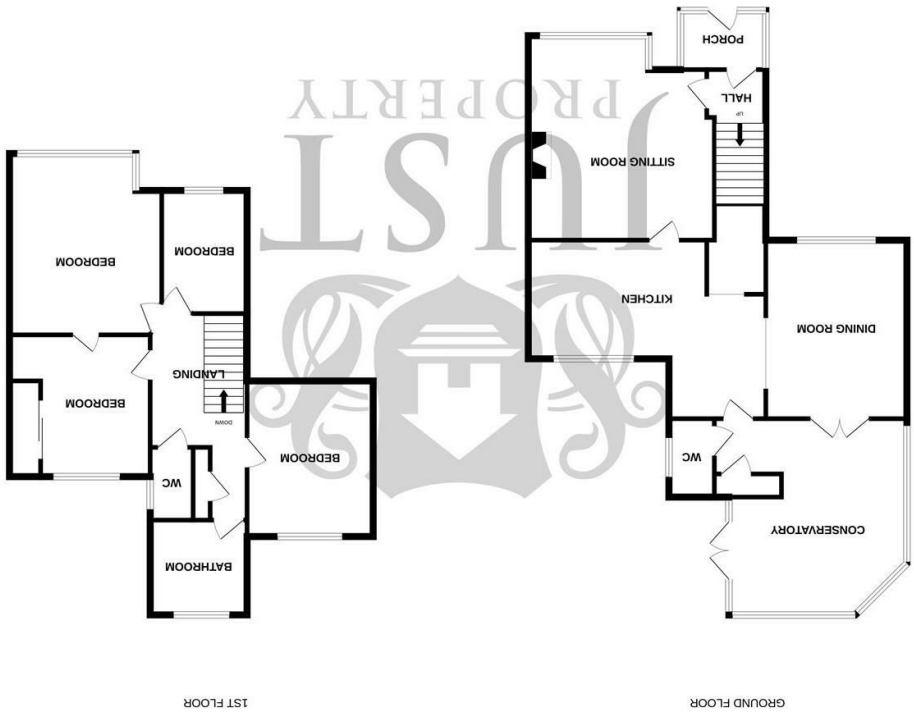
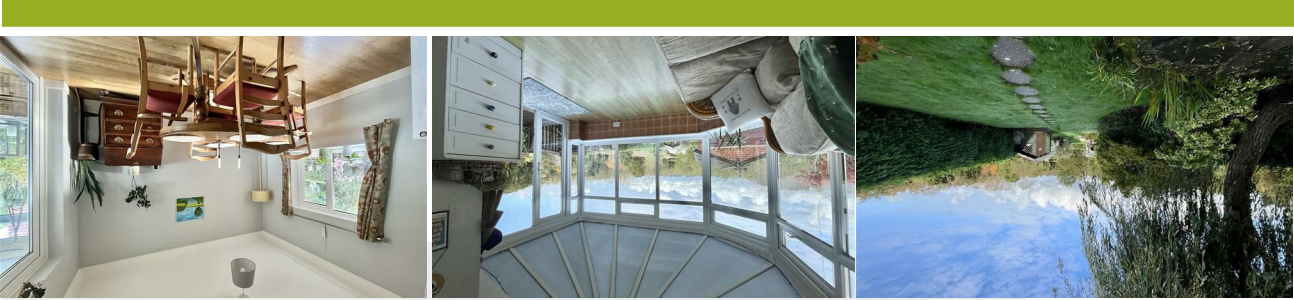




England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Very energy efficient - lower running costs	
	A (92 plus)	
	B (81-91)	
	C (69-80)	
	D (55-68)	68
	E (39-54)	
	F (21-38)	
	G (1-20)	
Not energy efficient - higher running costs		
Potential	82	



Whilst every attempt has been made to ensure the accuracy of the location contained herein, measurements of location, colour and other items are approximate and responsibility is taken by any user of these plans. Plans and other items are approximate and responsibility is taken by any user of these plans. Plans and other items are approximate and responsibility is taken by any user of these plans.



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FLOORPLANS

5 Friars Crescent, Guestling, TN35 4ES



4 Bedrooms 2 Receptions 1 Bathrooms 1001.04 sq ft

5 Friars Crescent, Guestling, TN35 4ES



Freehold

£450,000





Freehold

£450,000



4 Bedrooms

2 Receptions

1 Bathrooms

1001.04 sq ft

PROPERTY DETAILS

CHAIN FREE

This charming four-bedroom semi-detached house is situated in a picturesque location, offering a spacious living environment with stunning rural views. The property is set in the sought after semi-rural location in Guestling on the outskirts of Hastings within immediate walking distance of local countryside & woodland walks, local village Public Houses as well as being close to local schools, bus services connecting to the historic towns of Hastings & Rye and the beach at Pett Level.

Inside, the home is in excellent condition, featuring a welcoming entrance porch and hallway, a bay-fronted sitting room, and a separate dining room that connects to a large kitchen. The conservatory provides lovely views of the rear garden and the surrounding countryside. Upstairs, you'll find four well-appointed bedrooms with elevated views, a bathroom, and a separate WC.

There is ample parking at the front, plus a driveway leading to a detached garage. The expansive rear garden is a standout feature, backing onto the serene Snalesham Place lake, properties like this rarely come on the market.

Early viewings are highly recommended and can be arranged through the appointed agents, Just Property.

W3W Location - [///buzzing.hardens.seeing](#)

ROOM DIMENSIONS

Front Door	Bedroom
Entrance Porch	11'3" x 10'0" (3.43m x 3.05m)
Entrance Hall	Bedroom
Sitting Room	10'2" x 8'0" (3.10m x 2.44m)
14'2" x 12'11" (4.34m x 3.96m)	Bedroom
Kitchen	8'7" x 6'3" (2.64m x 1.91m)
16'11" x 8'0" (5.18m x 2.44m)	Bathroom
Dining Room	Separate WC
10'11" x 9'1" (3.35m x 2.77m)	Front Garden
Inner Lobby	Detached Garage
Cloakroom / WC	Rear Garden
Conservatory	Countryside Views
12'2" x 11'1" (3.73m x 3.40m)	
Bedroom	
12'9" x 10'0" (3.89m x 3.07m)	

FEATURES

- Semi Detached Family Home
- Four Bedrooms
- Countryside Views
- Two Reception Rooms
- Conservatory
- Ample Parking & Garage
- Idyllic Rural Location
- Fantastic Rear Garden
- Bathroom and Two Seperate W.C
- CHAIN FREE



Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.