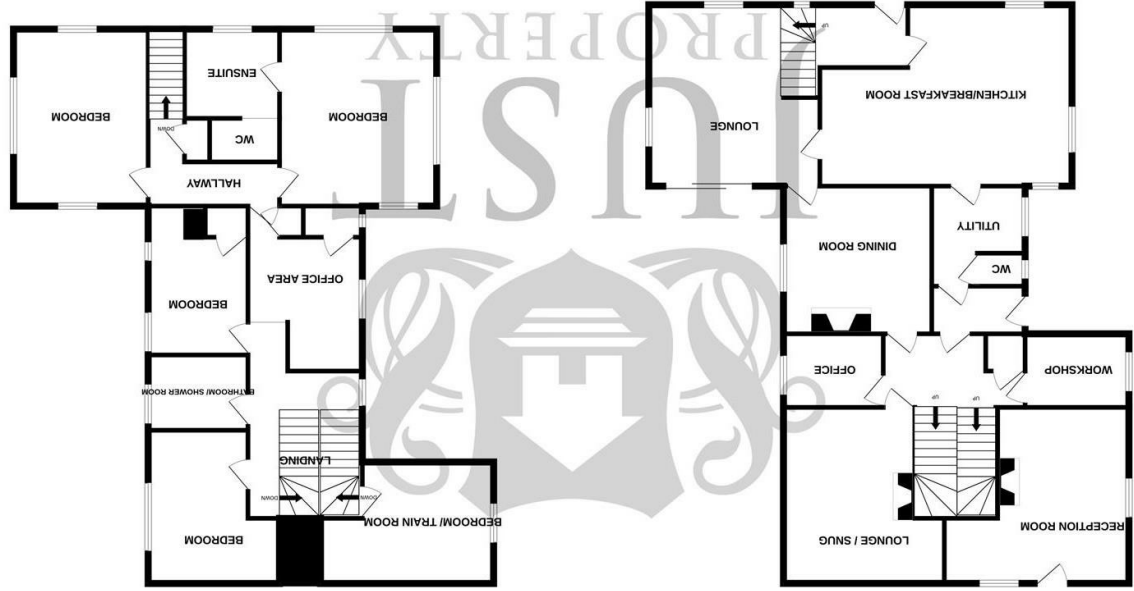


While every attempt has been made to ensure the accuracy of the floorplans, measurements of doors, windows, rooms and other areas are approximate and no responsibility is taken for any omission or inaccuracy. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Mapbox, ©2023

England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	(1-20)
G	(21-30)
F	(31-40)
E	(39-54)
D	(55-60)
C	(61-80)
B	(81-91)
A	(92 plus)
Very energy efficient - lower running costs	
Current	Potential
32	76



1ST FLOOR  
1204 sq. ft. (111.8 sq.m.) approx.

GROUND FLOOR  
1398 sq. ft. (129.9 sq.m.) approx.



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Cheyneys, Church Lane, Guestling, TN35 4HU

# FLOORPLANS



5 Bedrooms   5 Receptions   2 Bathrooms   2809.38 sq ft

Freehold

# £899,650

Cheyneys, Church Lane, Guestling, TN35 4HU







5 Bedrooms 5 Receptions 2 Bathrooms 2809.38 sq ft

## PROPERTY DETAILS

### CHAIN FREE

An impressive and extremely well presented five bedroom, five reception room detached period family house, located at the end of a gravel driveway in a 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.

The property accommodation has been lovingly cared for and now provides a wonderful opportunity to secure a stone built and extended detached period property set within its own grounds, properties such as this are rarely available.

There are five bedrooms, five reception rooms, en suite bathroom, separate first floor WC and family bathroom. The property accommodation is flexible & versatile and includes additional utility areas & workshop, separate ground floor WC, fitted kitchen and dining area which is the real heart of the home. The original building is approximately 400 years old and has been sympathetically extended overtime to create the stunning home we have today. The property benefits from UPVC double glazing and is available chain free.

Externally, the property has ample parking, a detached double garage, gardens that surround the property with useful storage areas and patio area. There is also an additional approximate acre of meadow and woodland opposite the property.

This is a wonderful opportunity to secure a spacious and highly desirable family home in the pretty Sussex village of Guestling, viewing is highly recommended by the vendors choice of sole agents, Just Property.

W3W itself/dome/distorts

Agents note - there is a public footpath which crosses the property and runs along the side of the driveway.



## ROOM DIMENSIONS

Front Door  
Porch  
7'7" x 5'4" (2.33 x 1.64)  
Hallway  
11'3" x 6'7" (3.45 x 2.03)  
Stairs Up To  
Workshop / Utility  
8'9" x 5'10" (2.67 x 1.79)  
Reception Room  
14'7" x 11'0" (4.46 x 3.36)  
Lounge / Snug  
14'9" x 10'10" (4.52 x 3.31)  
Office  
8'7" x 7'1" (2.64 x 2.18)  
Dining Room  
14'7" x 11'8" (4.47 x 3.58)  
Family Lounge  
14'7" x 14'6" (4.46 x 4.42)  
Kitchen / Diner  
21'3" x 15'3" max (6.50 x 4.65 max)  
Utility Room  
6'11" x 6'5" (2.12 x 1.96)  
WC  
Rear Hallway  
7'5" x 5'3" (2.28 x 1.62)  
Staircase Up To Landing

Bedroom  
12'11" x 11'7" (3.96 x 3.55)  
Bedroom  
14'3" x 12'10" (4.36 x 3.92)  
En suite Bathroom  
7'3" x 5'5" (2.22 x 1.67)  
Office Area  
12'11" x 10'7" (3.96 x 3.24)  
Bedroom  
10'11" x 9'4" (3.33 x 2.86)  
WC  
Bath / Shower Room  
9'4" x 6'9" (2.85 x 2.07)  
Bedroom  
14'10" x 11'4" (4.54 x 3.46)  
Bedroom / Train Room  
14'2" x 10'11" (4.34 x 3.35)  
Gravel Driveway  
Double Garage  
Off Road Parking  
Gardens  
Patio Area  
Wood Storage  
Woodland  
Pond

## FEATURES

- CHAIN FREE
- Stunning Detached Family Residence
- Five Bedrooms
- Secluded Location
- Detached Double Garage
- Five Reception Rooms
- Surrounding Gardens
- Acre Woodland (Approx.)
- Kitchen / Dining Room
- Close To Schools / Amenities in Villages

