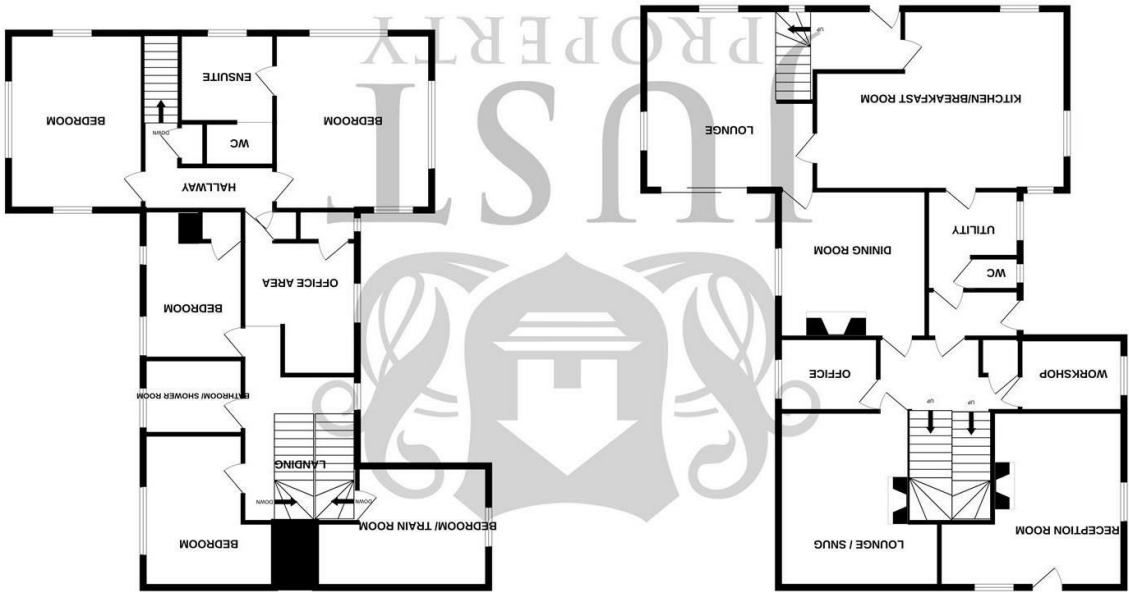




Energy Efficiency Rating		
</		



While 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 misstatement. 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 operation or efficiency can be given. Made with Mapbox, 02/23

GROUND FLOOR 1398 sq. ft. (129.9 sq.m.) approx.
1ST FLOOR 1204 sq. ft. (111.8 sq.m.) approx.



www.justproperty.net

Cheyneys, Church Lane, Guestling, TN35 4HU

FLOORPLANS



5 Bedrooms 5 Receptions 2 Bathrooms 2809.38 sq ft

Cheyneys, Church Lane, Guestling, TN35 4HU

Freehold

£899,650





Freehold

£899,950



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



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.