

**RUSH
WITT &
WILSON**



Land on the Corner of Doleham Hill and Fourteen Acre Lane, Guestling, East Sussex, TN35 4LY
Guide Price £125,000

LAND WITH SMALL SPRING FED POND IN A STUNNING
AREA OF OUTSTANDING NATURAL BEAUTY

Rush Witt & Wilson are pleased to offer the opportunity to
acquire a superb parcel of land in the tranquil hamlet of
Doleham with exquisite views across designated AONB

The site comprises approx. 5 acres of gently sloping grassland
with frontage to both Fourteen Acre Lane and Doleham Hill
enjoying stunning views.

For further information and to arrange a viewing please contact
our Rye Office 01797 224000.

Locality

Located in the hamlet of Doleham on the corner of Doleham Hill
and Fourteen Acre Lane

Westfield village is nearby and offers a range of daily
amenities including general store, butchers, public house /
restaurant, doctors surgery and primary school as is Three Oak
with traditional village pub.

There is railway stop at the bottom of Doleham Hill giving
acceses to Hastings and Rye with connecting services thereafter
to Ashford and London.

The Land

Approx. five acres of grassland with gated access from
Fourteen Acre Lane and having return frontage to Doleham Hill.

There is a small spring fed pond towards one corner.

Rye Agents Note

It should also be noted that measurements quoted are given for
guidance only and are approximate and should not be relied
upon for any other purpose.

A property may be subject to restrictive covenants and a copy
of the title documents are available for inspection.

If you are seeking a property for a particular use or are
intending to make changes please check / take appropriate legal
advice before proceeding.

