



## 7 The Thorne, Guestling

£240,000 Freehold

Well-presented home in Guestling with driveway parking and open field views to the rear. The layout includes a front sitting room with wooden flooring and log burner, central hallway with stairs, and a kitchen-diner at the back with stable door to a courtyard garden.



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The front door opens into a sitting room with wooden flooring and a log burner set as the focal point. A window to the front brings in good natural light, creating a well-balanced main living space.

From the sitting room, a central hallway leads through the middle of the house, with stairs rising to the first floor. This separates the living space at the front from the kitchen at the rear.

Positioned at the back of the property, the kitchen runs across the rear and has space for a dining table. Cream base units are paired with wood-effect laminate worktops, complemented by mosaic flooring and a brick-style tiled splashback behind the gas range hob and oven. Pantry cupboards provide additional storage, and there is space for a washing machine, tumble dryer and fridge freezer. A stable-style door opens directly out to the courtyard garden.

Upstairs, the main bedroom sits at the front of the house. It is a double room with cream carpet and a feature fireplace. The second bedroom is located at the rear and enjoys open field views, along with an over-stairs cupboard housing the combination boiler and providing useful storage.

The bathroom is also positioned at the back and fitted with mosaic flooring and panelled and partly tiled walls finished in white brick-style tiles. The suite includes a bath with shower attachment, pedestal sink, WC and a white heated towel rail.

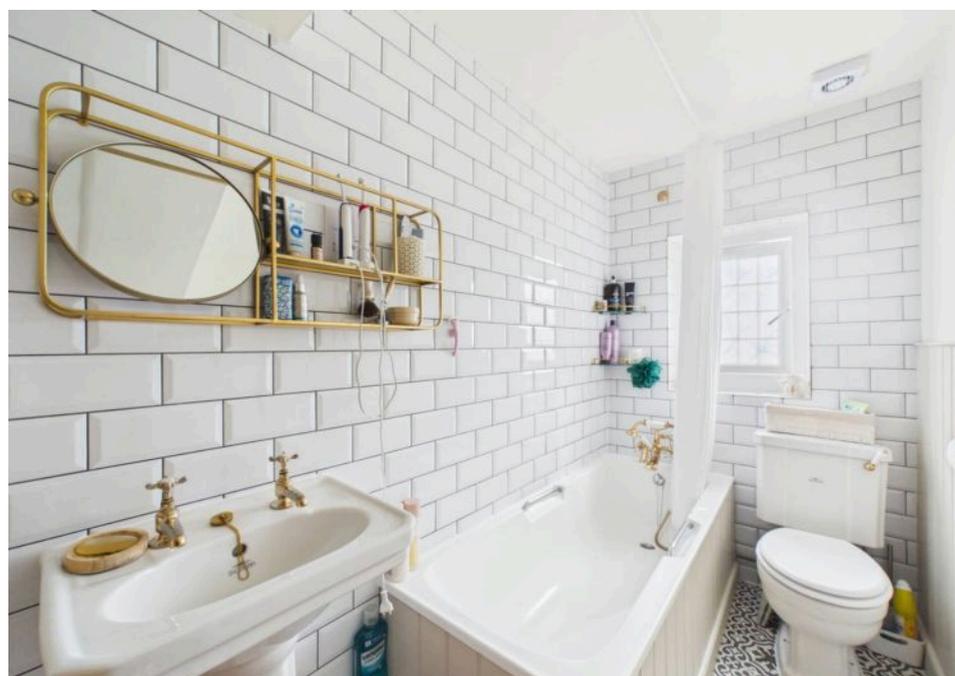
Outside, the courtyard garden offers manageable outdoor space with access to a separate storage shed and log store. To the front, the driveway provides off-road parking for two cars. The property is served by gas central heating via a combination boiler and operates on a septic tank system.



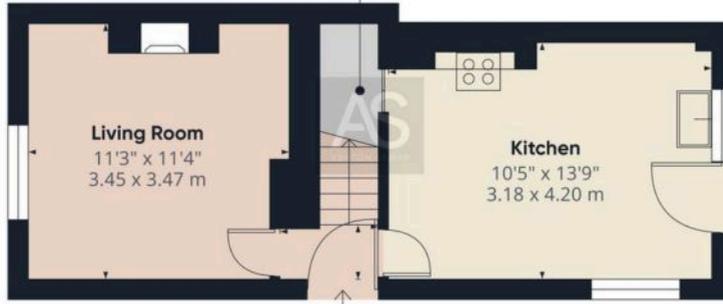
- Front sitting room with wooden flooring and log burner
- Kitchen-diner positioned across the rear of the house
- Stable-style door opening onto the courtyard garden
- Field views from the rear bedroom
- Feature fireplace to the principal bedroom
- Bathroom with mosaic flooring and white suite
- Courtyard garden with separate storage shed and log store
- Driveway providing off-road parking for two cars
- Located within the village of Guestling between Hastings and Rye



Guestling is a well-regarded village set between Hastings and Rye, offering a balance of countryside surroundings and coastal access. Known for its open farmland and far-reaching views, the village has a strong sense of community, a local pub, village hall and primary school, with regular bus routes connecting to Hastings town centre and mainline station. Nearby coastal walks, nature reserves and access to the A259 make it a practical choice for those looking to enjoy a more rural setting without feeling isolated.



**Storage**  
2'10" x 4'0"  
0.87 x 1.24 m



Floor 0



**Approximate total area<sup>(1)</sup>**  
564 ft<sup>2</sup>  
52.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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**Landing**

**Hallway**  
2'8" x 4'3"  
0.83 x 1.30 m



Floor 1



**Storage**  
2'10" x 4'0"  
0.87 x 1.24 m



Floor 0



**Approximate total area<sup>(1)</sup>**  
294 ft<sup>2</sup>  
27.4 m<sup>2</sup>

(1) Excluding balconies and terraces

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