



3 Friars Hill Terrace Friars Hill, Guestling, TN35 4ER

A BEAUTIFUL & WELL PRESENTED THREE BEDROOM, TWO RECEPTION ROOM SEMI DETACHED HOUSE ENJOYING EXTENSIVE COUNTRYSIDE VIEWS TOWARDS FAIRLIGHT & TO THE SEA AT PETT LEVEL, SITUATED IN THIS FAVOURED VILLAGE LOCATION CLOSE TO AMENITIES IN ORE VILLAGE, LOCAL COUNTRYSIDE & WOODLAND WALKS AS WELL AS HASTINGS COUNTRY PARK.

The property provides versatile accommodation over two floors to include a 14'10 x 12'8 living room with feature fireplace & fitted wood burner, an adjoining garden room which leads out onto the rear patio, a fitted kitchen with Range cooker & separate utility room and there is also a downstairs study & a bedroom three with wet room/w.c which makes an ideal guest room. To the first floor there is an impressive 14'11 x 10'11 main bedroom with a contemporary en-suite bathroom, both enjoying stunning views, a 10'6 x 10'5 second bedroom and a modern shower room/w.c.

Outside, there is a driveway to the front providing off road parking for up to three vehicles and a particular feature of the property area the 100ft patio & lawned rear gardens which enjoy uninterrupted south facing views over adjoining fields & countryside towards Fairlight & Battery Hill as well as distant views to Pett Level & the sea.

Further benefits include gas fired central heating, double glazing and viewing is considered essential with Sole agent, Charles & Co.

Offers in excess of £500,000

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- Attractive Semi Detached House
- 100ft Patio & Lawned Rear Garden
- Study & Lovely Garden Room
- Close to Countryside & Woodland Walks
- Stunning South Facing Views
- Living Room with Feature Fireplace
- Driveway for Three Vehicles
- Three Bedrooms, Two Receptions
- Fitted Kitchen & Separate Utility
- Beautiful Village Location

Entrance Hall

Living Room

14'10 x 12'8 (4.52m x 3.86m)

Garden Room

10'3 x 9'8 (3.12m x 2.95m)

Kitchen/Breakfast Room

13'9 x 8'1 (4.19m x 2.46m)

Side Lobby

Utility Room

5'6 x 4'10 (1.68m x 1.47m)

Study

5'4 x 4'10 (1.63m x 1.47m)

Downstairs Wet Room/W.C

7'3 x 6'0 (2.21m x 1.83m)

Downstairs Bedroom Three

10'5 x 8'9 (3.18m x 2.67m)

First Floor Landing

Bedroom One

14'11 x 10'11 (4.55m x 3.33m)

En-Suite Bathroom/W.C

8'2 x 5'10 (2.49m x 1.78m)

Bedroom Two

10'6 x 10'5 (3.20m x 3.18m)

Shower Room/W.C

8'3 x 4'8 (2.51m x 1.42m)

Outside

Front Garden

Driveway

Rear Garden

100'0 (30.48m)





Floor Plan

GROUND FLOOR
699 sq.ft. (65.0 sq.m.) approx.

1ST FLOOR
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 1108 sq.ft. (102.9 sq.m.) approx.

Whilst 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 mis-statement. 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 operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	