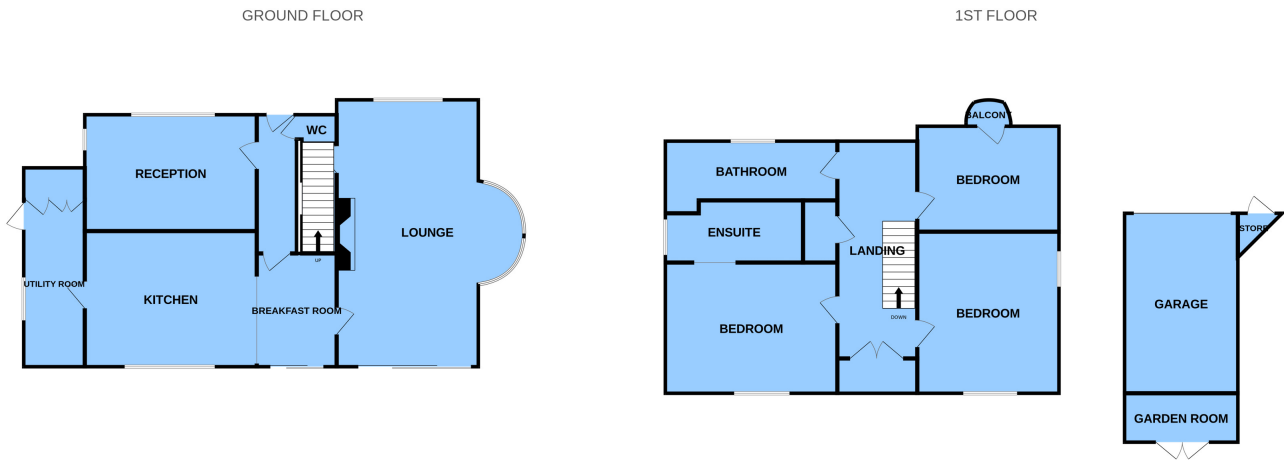
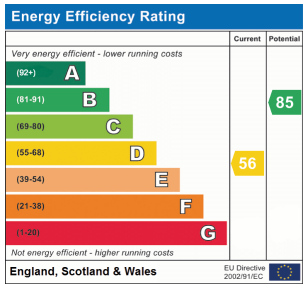


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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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White Gable, Friars Hill, Guestling, Hastings, East Sussex TN35 4EP **£550,000 freehold**

Standing on elevated ground and commanding views over rolling countryside towards the English Channel this attractive detached three bedroom 1930s home sits amidst mature and established gardens with ample parking, single garage and garden room.

- |                      |                              |                   |                     |
|----------------------|------------------------------|-------------------|---------------------|
| Detached Family Home | 3 Bedrooms                   | 2 Reception Rooms | Garage and Parking  |
| Established Gardens  | Views to the English Channel | Kitchen Garden    | Gas Central Heating |



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## Description

Viewing is essential to appreciate this attractive detached three bedroom dutch gable fronted house that occupies an enviable location on elevated ground with fabulous views over the established gardens, rolling countryside and to the English Channel. Inside the accommodation is laid out around a reception hall that opens into the dining area. The kitchen/breakfast room is set to the rear of the property and enjoys views over the gardens and the living room has a triple aspect with wood burning stove and sliding door onto the patio. The spacious utility room opens out onto the enclosed courtyard which in turn leads to the garage, garden room and rear patio. To the first floor are three bedrooms, one with an en-suite and one with a railing enclosed Juliet balcony. In addition is a separate bathroom. The gardens are a real feature offering a good level of privacy being enclosed by mature hedging. There is a large area of parking and to the rear is a glazed enclosed balcony which takes in views of the garden and beyond. The gardens are tiered, gently falling away with areas of lawn and to the rear is a kitchen garden.

## Directions

Travelling on the A259 (Winchelsea Road) towards Guestling, opposite the White Hart Public House turn right into Friars Hill where the property will be found after a short distance on the right hand side.  
What3Words///loudly.shipyards.swift

## THE ACCOMMODATION

With approximate room dimensions comprises panelled door to

## ENTRANCE HALL

10' 6" x 6' 5" (3.20m x 1.96m) With stairs rising to first floor landing, archway leading through to

## DINING ROOM

11' 2" x 9' 6" (3.40m x 2.90m) With window to front, recessed lighting.



## WC

With obscured window to front, fitted with a low level wc and pedestal wash hand basin.

## KITCHEN/BREAKFAST ROOM

18' 7" x 9' 3" (5.66m x 2.82m) max, with window and sliding doors to patio and garden. The kitchen is fitted with a range of base and wall mounted wood fronted kitchen cabinets incorporating cupboards and drawers with integrated dishwasher, fridge and fitted double oven. There is a large area of granite working surface incorporating a one and a half bowl stainless steel sink with mixer tap and drainer and a four burner gas hob with extractor fan above. The kitchen has an archway opening into the breakfast room with under stairs storage, door to living room and sliding doors to patio and garden.

## UTILITY ROOM

19' 4" x 6' 0" (5.89m x 1.83m) Partially vaulted with quarry tiling and further spaces for appliances with a large broom cupboard and wall mounted fuse board. There is an additional range of kitchen cabinets with space and plumbing for appliances, a two and a half bowl sink, wall mounted gas fired boiler, window and door to courtyard.

## LIVING ROOM

22' 3" x 11' 5" (6.78m x 3.48m) widening to 14' 0" (4.27m) into bay window. A triple aspect room with return door to staircase and sliding doors to patio and garden, central fireplace with wood burning stove, herringbone wood block flooring.

## FIRST FLOOR LANDING

Window to front, range of cupboards with hanging rail and shelving.

## BEDROOM

11' 2" x 9' 0" (3.40m x 2.74m) With window taking in views to the English Channel.

## EN-SUITE

8' 1" x 4' 0" (2.46m x 1.22m) max with loft access, fully tiled floor and walls and fitted with a tiled shower enclosure, wash hand basin with mixer tap, low level wc.

## BEDROOM

13' 6" x 11' 6" (4.11m x 3.51m) A dual aspect room with views to the Channel, range of fitted bedroom furniture.

## BEDROOM

11' 5" x 8' 1" (3.48m x 2.46m) With glazed door to railing enclosed balcony.

## BATHROOM

11' 1" x 5' 1" (3.38m x 1.55m) Window to front, part tiled and fitted with a white panelled bath with shower and shower screen, low level wc, pedestal wash hand basin with mirror above.

## GARAGE

16' 7" x 9' 3" (5.05m x 2.82m) With up-and-over door, power and light.

## STORE

6' 2" x 5' 1" (1.88m x 1.55m) Of irregular shape.

## SUMMERHOUSE

11' 3" x 8' 0" (3.43m x 2.44m) With windows and glazed sliding doors onto patio with views over the garden and beyond.



## OUTSIDE

The property is approached over a gravel driveway that leads to the garage providing parking. The front garden is laid to lawn enclosed by mature hedging and planted borders. A gate leads to the rear patio which is glazed ballustrade enclosed. The garden falls away to the rear with tiered areas of lawn being enclosed by mature hedging and fencing. There are many plants, trees and specimen shrubs with established flower beds and a water feature. Beyond a hedge is a kitchen garden with timber greenhouse and compost bins.



## COUNCIL TAX

Rother District Council  
Band E - £3021.99

**Viewing is strictly by appointment. To arrange a time please telephone: 01424 774774**

We will be pleased, if possible, to supply any further information you may require.

## Agents Note

None of the services or appliances mentioned in these sale particulars have been tested. 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.