

PHILLIPS & STUBBS



coastal +
COUNTRY



The property is set back from the lane and is located in an elevated corner plot position with far reaching rural views across open countryside to the sea in the distance. Within approximately one mile is Guestling Green hamlet with primary school and church. In the village of Pett there is a church, public house and convenience store and between Pett Level and Winchelsea Beach (3 miles) is a beautiful pebble beach which gives way to huge expanses of flat sand at low tide and the visible remains of a two-thousand-year-old forest. Nearby is Hastings Country Park Nature Reserve, a unique 660 acre area of maritime sandstone cliff with a cliff top area of grassland and heath, woodland, glens, nature trails and spectacular walks. Set in the High Weald Area of Outstanding Natural Beauty, most of the park has been designated a special Area of Conservation and a Site of Special Scientific Interest. The Ancient Town and Cinque Port of Rye is 12 miles, famed for its historical associations, period architecture, medieval fortifications and cobbled ways. The town offers a range of local shops, restaurants and train services on the Eastbourne to Ashford branch line with high speed connections to London St Pancras (37 minutes) and the Continent. Westward is Hastings (2 miles) with its seafront promenade, Old Town and Priory Meadow shopping centre. From the town there is a direct rail service to London Charing Cross. Hastings offers a wide range of schools including Helenswood Performing Arts College for girls, William Parker Sports College and two new and independently run Academies. In the private sector, there is Buckswood School at Guestling and Battle Abbey.

A modern detached property of contemporary design creatively restored and re-imagined to provide stylish, largely open plan living accommodation over two levels, as shown on the floor plan.

The property is approached via a double glazed front door opening into an entrance hall with woodblock flooring and stairs up to an open plan living and dining space with

vaulted ceiling with expose whitewashed ceiling joists which extends across the first floor, a fitted wood burning stove and a large picture window and an oriel window to the rear providing far reaching rural views to the sea, as well as a projecting sun room with floor to ceiling glass walls and access down to the garden. Adjoining is a double aspect kitchen/breakfast room fitted with a range of high gloss cabinets comprising cupboards and drawers beneath work surfaces, incorporating a breakfast bar, with a built in double oven, inset 4 burner gas hob, inset stainless steel sink with mixer tap and space for a fridge/freezer.

Also at entry level and leading off the hall is a utility room with a range of fitted storage cupboards, woodblock work surface with plumbing for a washing machine beneath, an inset sink and a door to outside, together with a cloakroom with contemporary fittings and a bedroom which is currently being used as a home office.

On the lower level, there is a master bedroom with built in wardrobe cupboards and double doors leading out to the garden, as well as two further bedrooms and family bathroom with modern fittings comprising a bath, separate shower enclosure, wash basin and close coupled w.c.

Outside: To the front of the house there is off road parking for two vehicles with access to a single garage. The gardens, which enjoy a southerly aspect and back onto adjoining farmland, wrap around the property and are set down to lawn with a wide terrace immediately adjacent to the house and a further raised terrace from where there are views to the sea.

Guide price: £635,000 Freehold

6 Friars Bank, Guestling, East Sussex TN35 4EJ



A modern detached property of contemporary design affording light, stylish, largely open plan living to take full advantage of the widespread, far reaching views across the adjoining farmland undulating countryside to the sea.

- Entrance hall • Open plan living/dining room & kitchen/breakfast room • Sun room • Utility room • Cloakroom
- Four bedrooms • Bath/shower room • Double glazing • Gas central heating • EPC rating D
- Garage • Off road parking • South facing garden



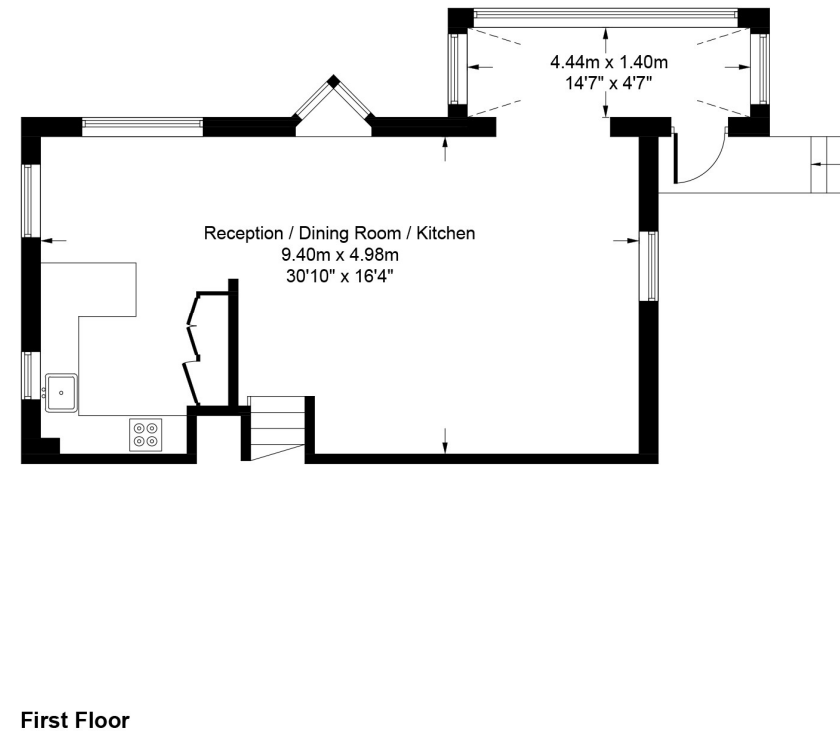
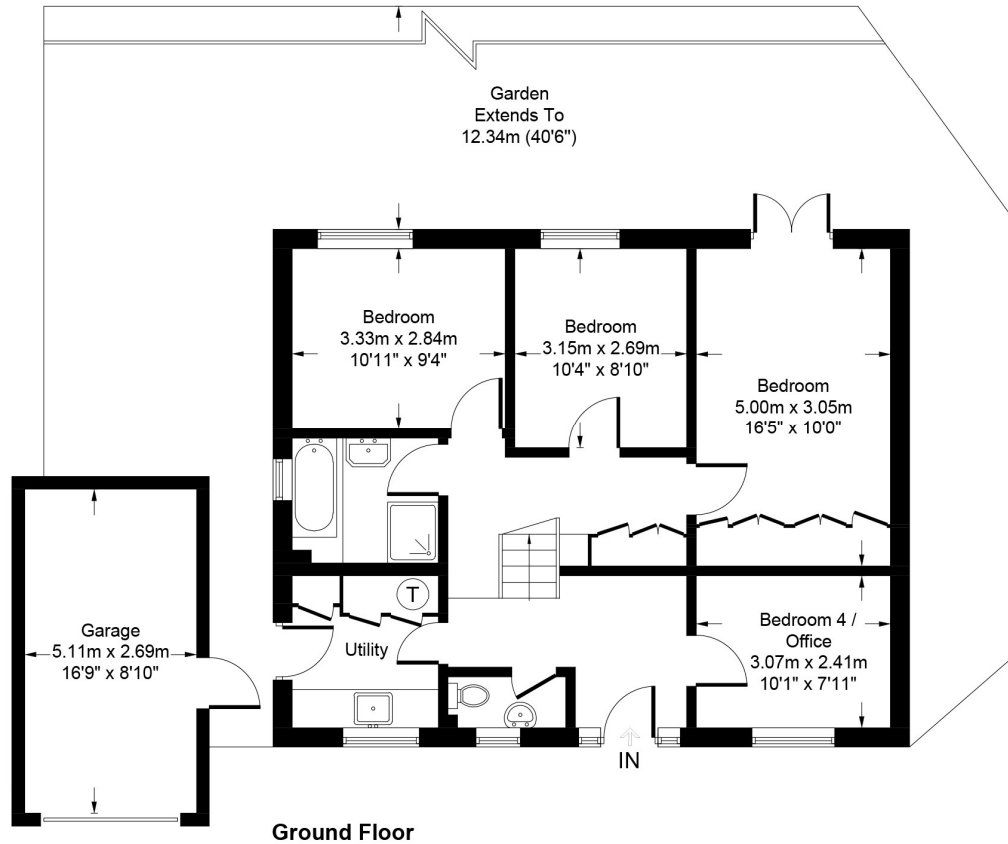
Directions: Leave Rye in a westerly direction along the A259 and after approximately 2 miles turn left signposted Winchelsea Beach. Continue through Winchelsea Beach and onto Pett Level passing the Smugglers Pub on your left and then turn right signposted Pett Village. Proceed up Chick Hill and proceed through Pett Village continuing out of the village and up Friars Hill where the entrance to Friars Bank property will be seen on the left hand side.

Friars Bank, TN35

Approximate Gross Internal Area = 124.8 sq m / 1343 sq ft

Garage = 13.8 sq m / 148 sq ft

Total = 138.6 sq m / 1491 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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