

**RUSH
WITT &
WILSON**



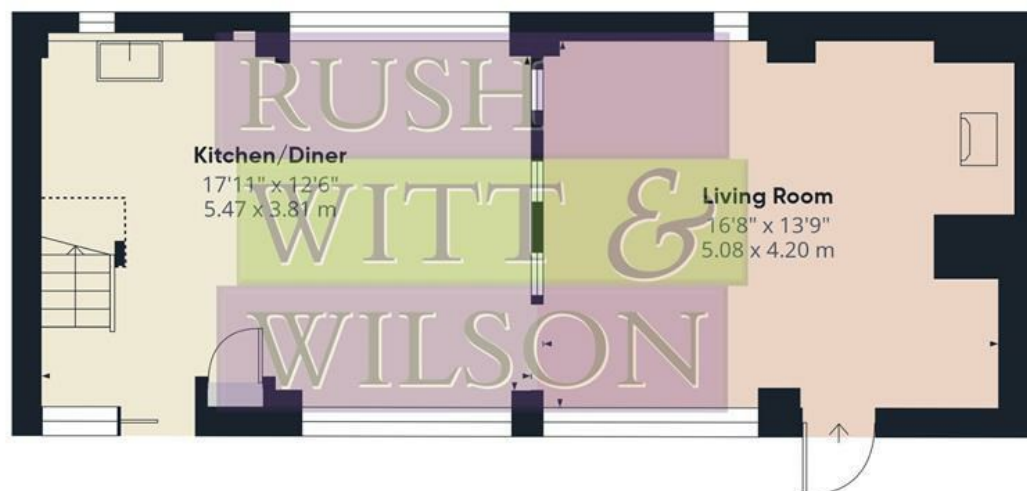
**Pams Barn, 782 The Ridge, St. Leonards-On-Sea, TN37 7PS
Offers In Excess Of £250,000 Freehold**

Nestled in the charming area of St. Leonards-On-Sea, this delightful two-bedroom former barn forming a park of historic bakery offers a unique blend of character and modern living. As you step inside, you're welcomed by a warm and inviting atmosphere, where rustic beam ceilings and a stunning feature fireplace create a cosy setting in the living area, perfect for relaxing or entertaining guests. The thoughtfully designed ground floor includes a spacious kitchen and dining area, ideal for both everyday meals and special gatherings. This layout maximises functionality and flow, with natural light enhancing the welcoming ambiance throughout. Upstairs, the first floor comprises two generously sized double bedrooms, offering ample space for a small family, guests, or professionals seeking comfort and privacy. A well-appointed bathroom completes the upper level, ensuring practicality without compromising on style. One of the standout features of this property is the charming front courtyard, which doubles as a lovely garden space. It's the perfect spot for a morning coffee or summer barbecues with friends and family. The added benefit of private parking further enhances the appeal of this desirable home via the double gates. Combining historical charm with modern practicality, this former barn presents an excellent opportunity to settle in a vibrant and well-connected community. St. Leonards-On-Sea boasts an array of local shops, cafes, and scenic coastal walks, making it an idyllic place to call home. Don't miss the chance to view this enchanting property that effortlessly blends character and convenience.

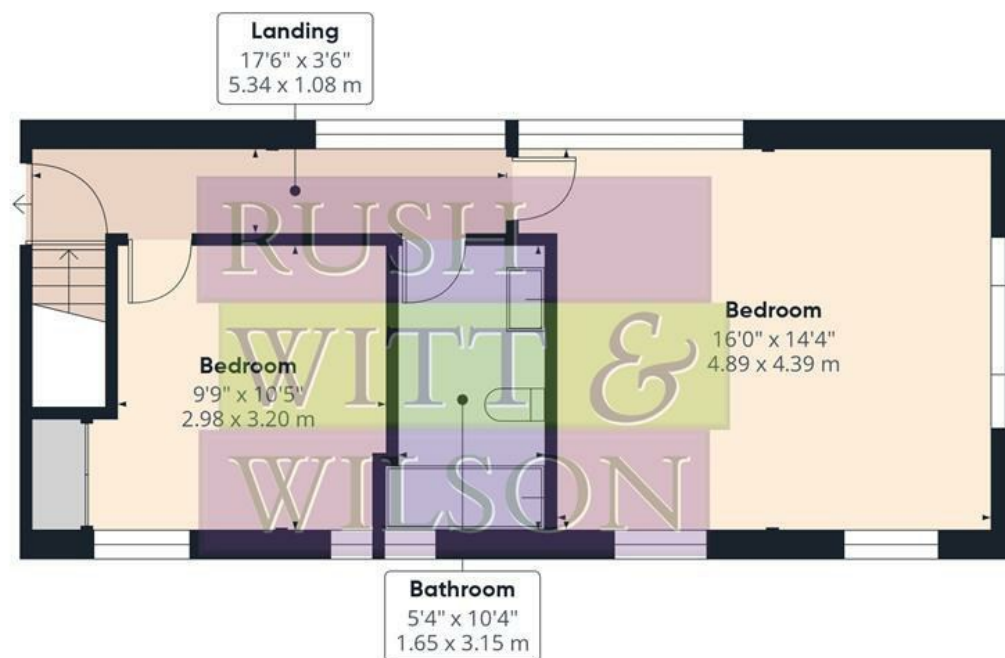








Floor 0



Floor 1

Approximate total area^m

942 ft²

87.6 m²

Reduced headroom

7 ft²

0.6 m²

(1) Excluding balconies and terraces

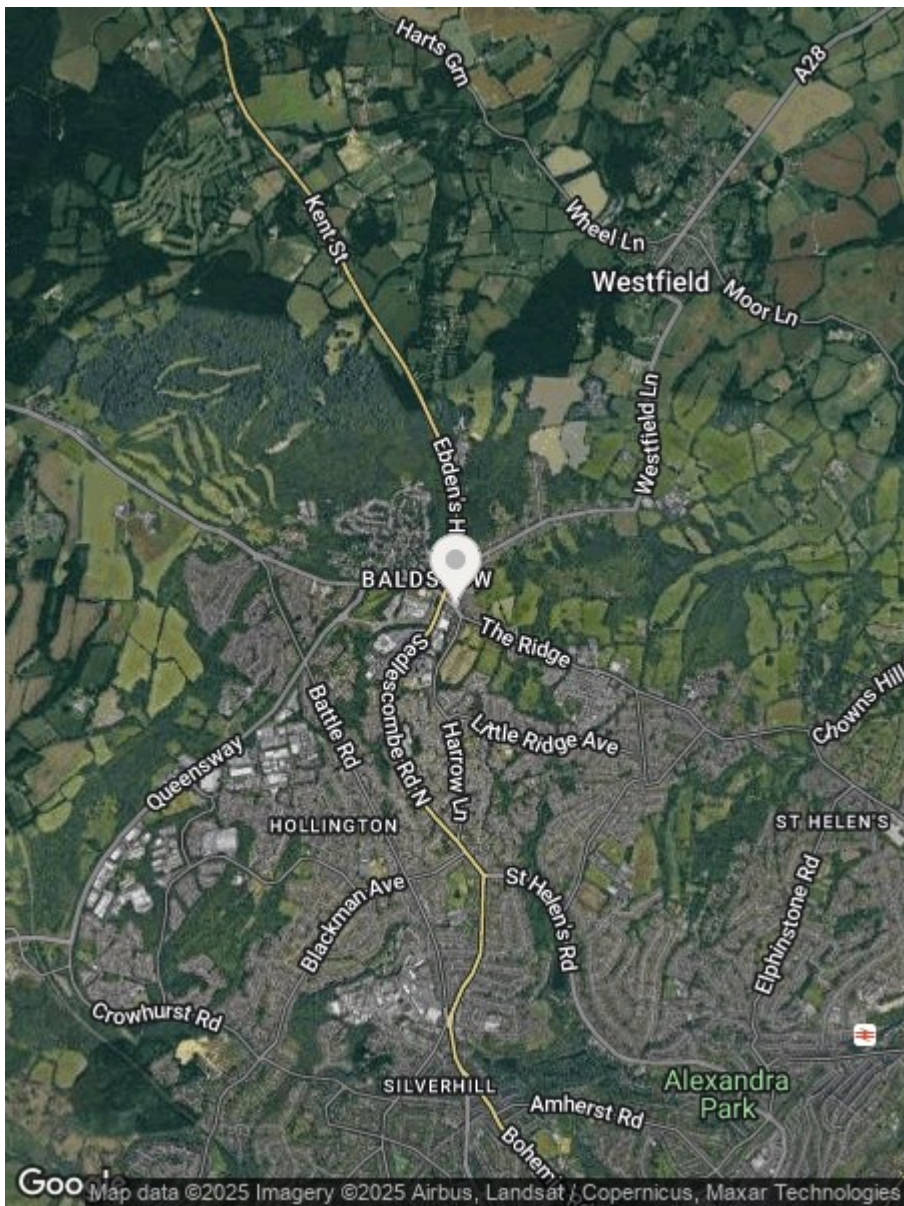
Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	72

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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