

**RUSH
WITT &
WILSON**



The Old Bakehouse, 782 The Ridge, St. Leonards-On-Sea, TN37 7PS
Offers In Excess Of £300,000 Freehold

Rush Witt & Wilson are delighted to offer this unique and character-filled three-bedroom semi-detached home, believed to have originally been a mill house and now converted into a deceptively spacious residence. Set back from The Ridge in a quiet, tucked-away position, the property features two off-road parking spaces and a charming exterior resembling two cottages.

Inside, the accommodation includes a welcoming entrance hall with storage, a downstairs WC, a large reception room, and a kitchen with open-plan dining area. Upstairs offers two generous double bedrooms with built-in wardrobes, a third small double bedroom with far-reaching views, and a family bathroom. The landing also provides extra storage and access to a private raised decked garden with shed. A sloped planting area borders the driveway, adding further appeal.

This quirky and well-proportioned home offers a rare blend of character, space, and privacy in a desirable location.





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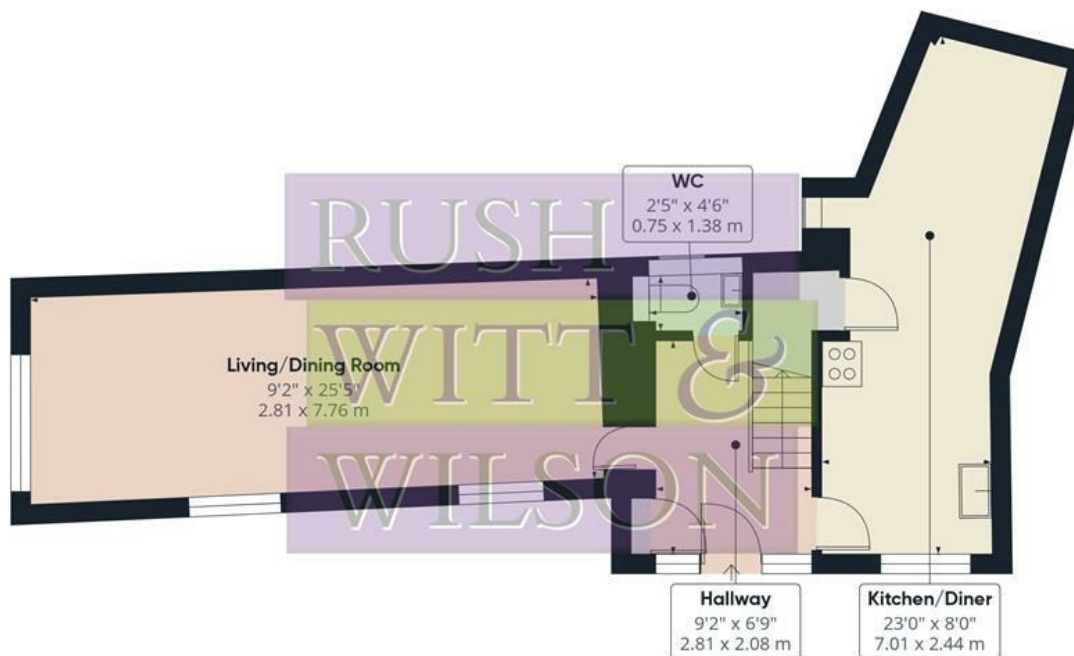


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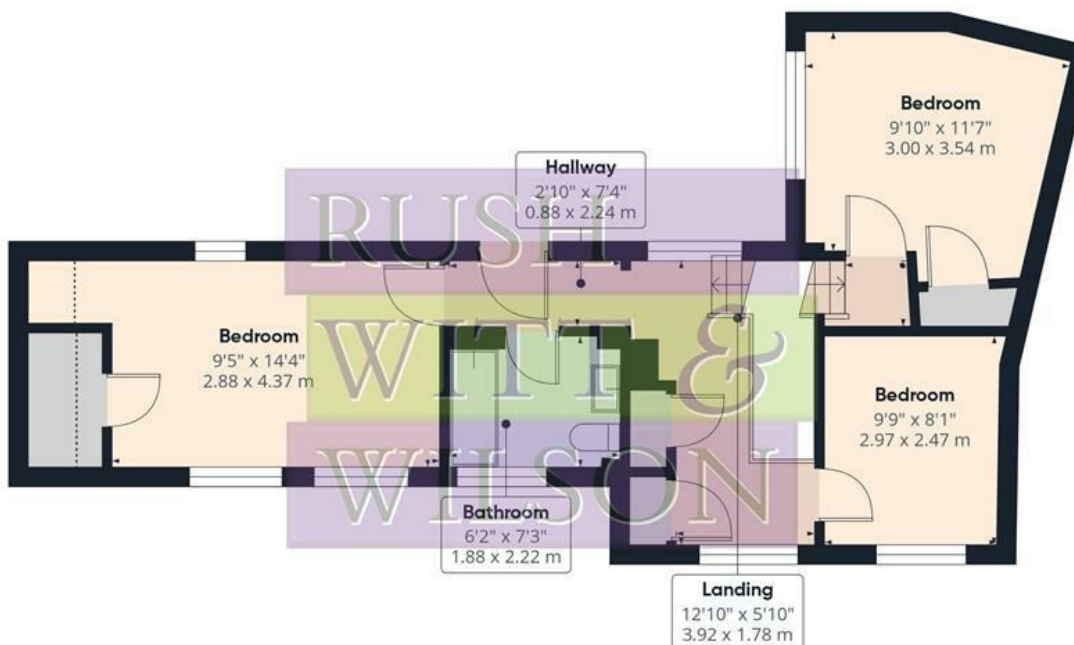


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Floor 0



Floor 1

Approximate total area^m

1042 ft²

96.5 m²

Reduced headroom

6 ft²

0.5 m²

(1) Excluding balconies and terraces

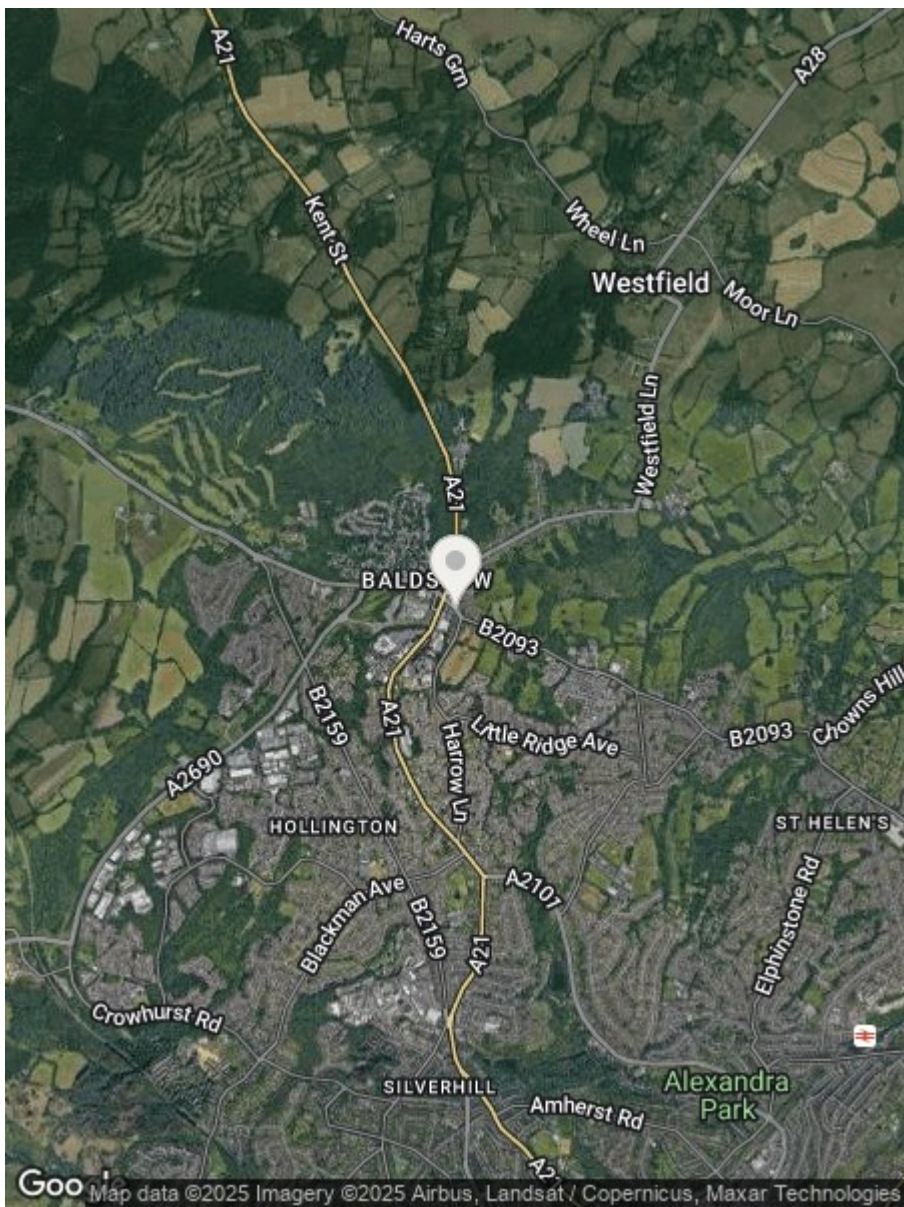
Reduced headroom


..... 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		
	70	74
England & Wales		EU Directive 2002/91/EC 

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		
	67	71
England & Wales		EU Directive 2002/91/EC 

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.

Council Tax Band – D

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.

**RUSH
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