

Roland Dunn
Sales & Lettings

The Old Bakery Annexe, Windmill Hill, Hailsham
£950 pcm

One-bedroom annexe by the windmill, water and Wi-Fi included

Your own front door, on the edge of a historic Sussex village. The Old Bakery Annexe is a self-contained, one-bedroom home beside the main house at Windmill Hill, near Herstmonceux. Accommodation comprises a private entrance hall, a living area with a modern kitchen, a double bedroom and an attractive shower room. It would suit a single person or a couple.

The hamlet takes its name from its windmill. Built around 1814, it's the largest post mill in Sussex, and a local trust has brought it back to working order. Windmill Hill has its own post office. Herstmonceux, next door, has a pharmacy and the castle, whose grounds are home to the Observatory Science Centre. For the weekly shop, Tesco and Asda in Hailsham are a short drive west along the A271. The 53 bus stops in the hamlet on its way between Eastbourne and Bexhill, via Hailsham.

Inside, timber beams run across the ceilings of the hall, living area and shower room, with downlights overhead. Ceramic tiles cover the floors, apart from the double bedroom, which has wood-effect flooring. The kitchen sits through an archway off the living area. It has fitted units, a four-ring electric hob with an oven beneath and a hood above, and space and plumbing for a washing machine and a fridge freezer. The shower room has a thermostatic shower, a ladder-style towel rail and a cupboard housing the hot water system.

The rent includes water in, water out and a Wi-Fi hotspot connection. The hot water, radiators, lighting and cooking all run on electricity. That's typical in historic village locations with little or no mains gas, such as Herstmonceux, Upper Dicker and Chiddingly. The annexe's electricity is metered separately and fed from the main house, so tenants cannot switch supplier. The tenant pays for it every 30 days, through the landlord's agent, and the amount will vary with how much power is used. If you have any questions about this arrangement, just ask.

There's no outside space to speak of, but there is room to park one small car off the road, just outside the front door. The driveway is tight, so a little care is needed not to block the neighbours. With the driveway opening straight onto a busy road, the annexe isn't suited to dogs or cats. Ready to see it in person? Use the call or email buttons on this listing.

Council Tax Band: A (Wealden District Council)
Deposit: £1,095
Holding Deposit: £215
Parking options: Off Street
Electricity supply: Mains
Heating: Electric
Water supply: Mains
Sewerage: Mains

Coming Soon! Viewing Slots Now Available:
Get in before everyone else. The Old Bakery Annexe is still occupied, but the current occupier has kindly agreed to a limited number of early viewings, by appointment, before it falls vacant.
That gives you a head start. The full photographs and virtual tour are on this listing now, so take a proper look first. If you like what you see, we can arrange your viewing, get the paperwork moving early, and you could be moving in on 1 December 2026.
Slots are limited and fitted around the occupier, so the sooner you call or email, the better your chance of securing one.

Accommodation Overview:
| Entrance Hall | Living Area (measuring approximately 4.4m into the kitchen recess x 3.3m) overlooking the front elevation | Kitchen Area | Double Bedroom (measuring approximately 3.6m x 2.7m) overlooking the side elevation | Shower Room |

Parking Overview:
| Space to park one small vehicle off-road, just outside the entrance door |















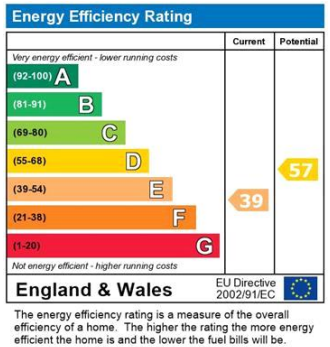






Disclaimer: The measurements and descriptions for this property have been supplied as a general guide. They are intended to help people who may be considering viewing the property for the first time. Roland Dunn Sales and Lettings have not conducted a detailed survey, nor tested the services, appliances, or specific fittings. The room sizes are approximate and cannot be relied upon when considering carpets, fittings, furniture or building works. Applicants must make their own assessment of the property and terms, before committing to rent or buy it. Please feel free to email info@rolanddunn.com if you would like to discuss this matter further.





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Viewing by appointment only
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