



**BURGESS & CO.** 7 The Chapel, Chapel Walk, Bexhill-On-Sea, TN40 2JT  
01424 222255

£389,000 Leasehold



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**\*\*CHAIN FREE\*\*** Burgess & Co are delighted to present to the market this rare and special two bedroom first floor apartment, built circa 1893 by Peter Jenkins & designed by Leonard Stokes, Nazareth House is Grade II Listed, formerly an orphanage and Roman Catholic convent. Ideally located within easy reach of the Ravenside Retail Park, popular schools, Bexhill College, bus services as well as Bexhill Town Centre with its amenities, restaurants, mainline railway station, iconic De La Warr pavilion and seafront. This well presented first floor apartment has its own lift and stair access and comprises a large entrance hall, an open plan living room with kitchen/breakfast area fitted by Neptune, two double bedrooms with the main bedroom benefiting from a Jack & Jill bathroom and the second bedroom with en-suite shower room. Further benefits include underfloor heating, double glazed original framed windows with secondary glazing, many original features such as stained glass windows and vaulted high ceilings to the main chapel, a large communal reception area and storage cupboard to the ground floor. To the outside there are two parking spaces and well maintained communal gardens to the front. Viewing considered essential to appreciate this RARE OPPOTUNITY.

**Communal Entrance Hall**

With entry-phone system, leading to

**Lobby**

Leading to the communal hallway providing private lift & stair access to the flat.

**Store Room**

8'6 x 5'9  
With light connected.

**Entrance Vestibule**

With consumer unit, door to

**Hallway**

With bespoke storage cupboard, entry-phone system, thermostat, arch, two single glazed frosted windows to the side with secondary glazing.

**Open Plan Living/Kitchen**

32'0 x 18'4  
Formally used as the Chapel with vaulted dome ceiling, original features, partly panelled walls, wall lights, two double glazed sash windows to the front with fitted waterfall blinds, two stained glass windows to the side with secondary glazing & fitted blinds. Kitchen area (fitted by Neptune) comprises a matching range of base units, solid worksurfaces, inset stainless steel sink unit, tiled splashbacks, range style Smeg

cooker with induction hob & extractor hood over, space for American style fridge/freezer, integrated slimline dishwasher, integrated washing machine, island with wood worksurface, pull out bin & storage drawers.

**Bedroom One**

15'9 x 13'1  
With double glazed sash window to the rear with bespoke fitted shutters. Door to

**Jack & Jill Bathroom**

Comprising bath with shower attachment, low level w.c, pedestal wash hand basin, shaver point, tiled floor, partly tiled walls, heated towel radiator, extractor fan, two double glazed sash windows to the rear with secondary glazing with fitted blinds.

**Bedroom Two**

13'1 x 9'5  
With airing cupboard housing electric hot water boiler & hot water cylinder, double glazed sash window to the front with bespoke waterfall blind. Door to

**En-suite Shower Room**

Comprising walk-in shower cubicle, low level w.c, wash hand basin with mixer tap, shaver point, partly tiled walls, tiled floor, heated towel radiator, extractor fan.

**Outside/Parking**

There are well maintained communal gardens and there are two allocated parking space (number 7).

**NB**

There is the remainder of 999 year Lease from 1 January 2005. We have been advised that the service charge is approximately £1,550 every 6 months and the ground rent is approximately £200 pa. Council tax band D.

