

**RUSH
WITT &
WILSON**



**1 Chapel Place, Northiam, East Sussex, TN31 6LD.
£245,000 Guide Price.**

A beautifully presented two bedroom first floor apartment forming part of a former Wesleyan Chapel converted in 2006 enjoying a prime central position of Northiam Village and it's popular amenities. This delightful home offers a truly spacious and bright living space contrasted with a variety of unique features to include vaulted ceilings, exposed joinery and feature stained glass window. Accommodation comprises a spacious reception hallway, kitchen with fully fitted appliances, stunning bathroom suite, generous 17ft main living / dining room and two generous double bedroom each complete with fitted wardrobes. The property provides immediate access to the local convenience stores, popular bakery and hardware store and short stroll from the well renowned Great Dixter House and gardens. The area additionally offers a choice of excellent walking routes and just a short drive from the Cinque Port towns of both Tenterden and Rye with High Street and leisure facilities available.



Front

External staircase to side elevations providing access to both No.1 and No.2, external part-glazed front door, external light.

Reception hall

9'3 x 8'4 (2.82m x 2.54m)

Carpeted flooring, exposed joinery, radiator, ceiling downlights, shallow cupboard via painted door housing the consumer unit and shelf, power point.

Kitchen

9'5 x 8'3 max (2.87m x 2.51m max)

Internal door, quarry tile effect vinyl flooring, vaulted ceiling with Velux windows to each side aspect, exposed joinery, kitchen hosts a selection of fitted base and wall units with shaker style doors beneath Oak block worksurfaces, inset one and stainless bowl with drainer and tap, tile splashbacks, below counter level Zannussi oven with four ring electric hob over, stainless steel extractor canopy with light over, integrated fridge / freezer and slimline dishwasher, selection of above counter level power points, chrome heated towel rail, ceiling downlights, integrated washer / dryer.

Bathroom

7'5 x 5'5 (2.26m x 1.65m)

Internal door, carpeted flooring, Velux and decorative stained glass window to side aspect, tower heated towel rail, combination vanity unit comprising push flush WC, inset basin with cupboards below, timber countertop, large wall mounted mirror, ceramic wall tiling, shaver point, panelled shower bath suite with shower screen and concealed mixer with rinser attachment, extractor, exposed joinery.

Living / dining room

17' x 15'1 max (5.18m x 4.60m max)

Internal door, carpeted flooring, two hardwood timber windows to front aspect, space for dining table to one end, ceiling downlights, exposed joinery, two radiators, selection of power points, TV point, thermostat, access to lobby serving each bedroom.

Lobby

Carpeted flooring, access panel to loft above, ceiling downlights, internal doors to bedroom 1 and 2.

Bedroom 2

10'4 x 9'8 (3.15m x 2.95m)

Internal door, carpeted flooring, hardwood timber window to front aspect, radiator, airing cupboard complete with slatted shelving, adjacent double wardrobe complete with hanging rail and shelving over, power points.

Bedroom 1

12' x 9'7 (3.66m x 2.92m)

Internal door, carpeted flooring, vaulted ceiling with exposed joinery, two Velux windows to side aspect, radiator, ceiling downlights, power points, built in wardrobe complete with hanging rail and shelf over, further adjacent storage cupboard.

Services

Electric heating system.

Mains drainage.

Local Authority - Rother District Council Band C.

185 year lease from conversion in 2007 - 25% share of Freehold.

There are four flats within the building, each own a 25% share of the freehold.

£60 per month maintenance charge.

Agents note

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.





FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C	79	80	(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
	EU Directive 2002/91/EC			EU Directive 2002/91/EC	

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