

4, St James House James Walk, Bexhill on Sea, East Sussex TN40 2JZ
Offers In Excess Of £170,000 Leasehold

A very special two bedroom ground floor luxury apartment, built circa. 1893, built by Peter Jenkins, designed by Leonard Stokes, Nazareth House is Grade II Listed, formerly a Roman Catholic convent. Unique and exceptionally well presented, this ground floor retirement apartment is situated in this stunning converted convent section. Having been converted and modernised to an exceptional standard throughout, this property comprises a beautiful living space which encompasses easy access to a modern fully equipped fitted kitchen, spacious south facing lounge/dining room, two bedrooms with the master bedroom benefitting from en-suite shower room, additional bathroom, underfloor heating and the apartment is for over 55's only. Outside there is an allocated parking space and beautiful mature communal gardens. The apartment comes with VACANT POSSESSION and viewing considered essential by Rush Witt & Wilson, sole agents.







Communal Entrance Hallway
Entryphone system.

Private Entrance Hall
Entrance door, airing cupboard.

Living/Dining Room
24'6 x 12'1 (7.47m x 3.68m)
Semi circular Georgian style window overlooking the southerly elevation, window seat, area for table and chairs and living room furniture.

Kitchen
12'1 x 7'5 (3.68m x 2.26m)
Modern fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, one and a half bowl single drainer sink unit with mixer tap, plumbing for washing machine, electric hob with extractor canopy and light, double oven with grill, concealed lighting with tiled splashbacks, built-in fridge and freezer, integrated dishwasher.

Master bedroom
12'11 x 9'9 (3.94m x 2.97m)
Window to the side elevation, fitted wardrobes.

En-Suite
Modern suite comprising wc with concealed cistern, pedestal wash hand basin with tiled splashback, walk-in shower cubicle with chrome controls and showerhead, heated chrome towel rail, window to the side elevation, half height wall tiling, electric shaver point with light.

Bedroom Two
11'9 x 7'11 (3.58m x 2.41m)
Two windows overlook the rear elevation, wall mounted electric radiator heater.

Guest Bathroom
Suite comprising panelled bath with hand shower attachment, modern suite with wc and low level flush, pedestal wash hand basin, electric shaver point, light and shelf, chrome heated towel rail, half height wall tiling, additional mirror fronted vanity unit.

Outside

Allocated Parking
To the front of the apartment.

Communal Gardens
Mainly laid to lawn with a beautiful array of mature shrubs, plants and trees of various kinds and all enclosed with wrought iron railings, very pleasant in the spring and summer to enjoy.

Lease & Maintenance
105 years remaining on the lease.
Annual ground rent is £250.
Service charge is £252.78 pcm.

Agents Note
Council Tax Band - C

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

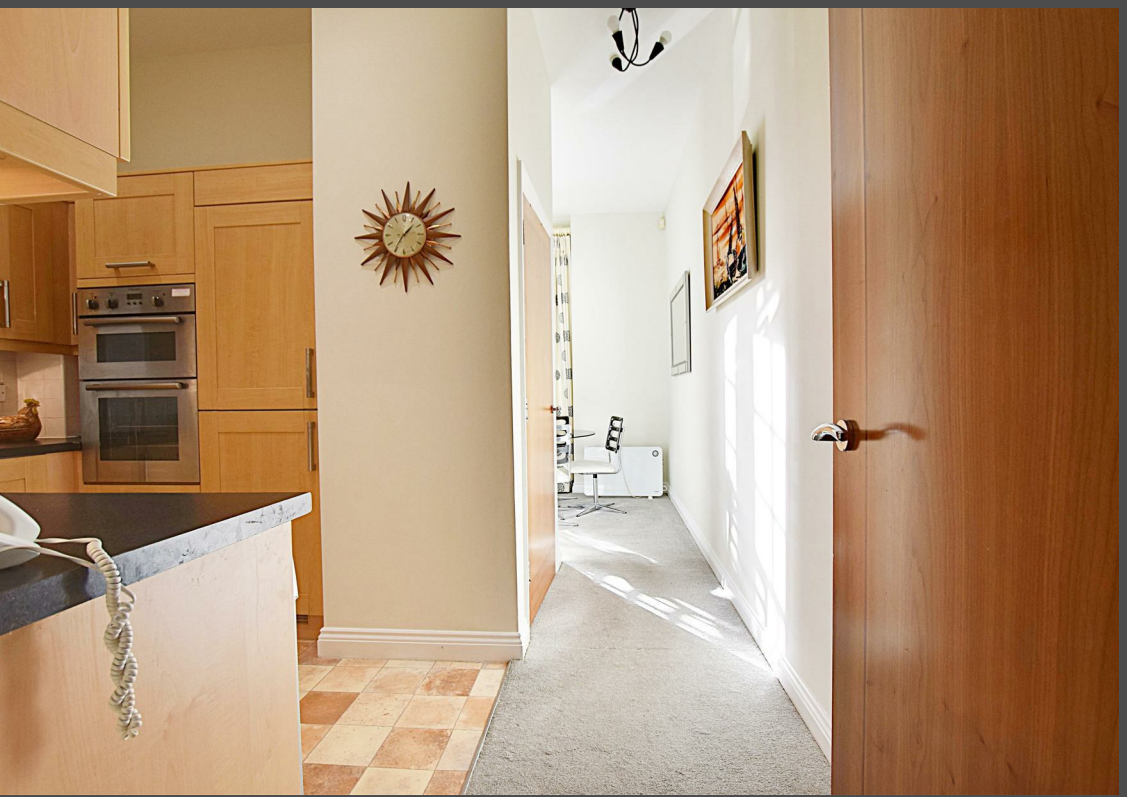
3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice.

5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://rushwittwilson.co.uk/privacy-policy







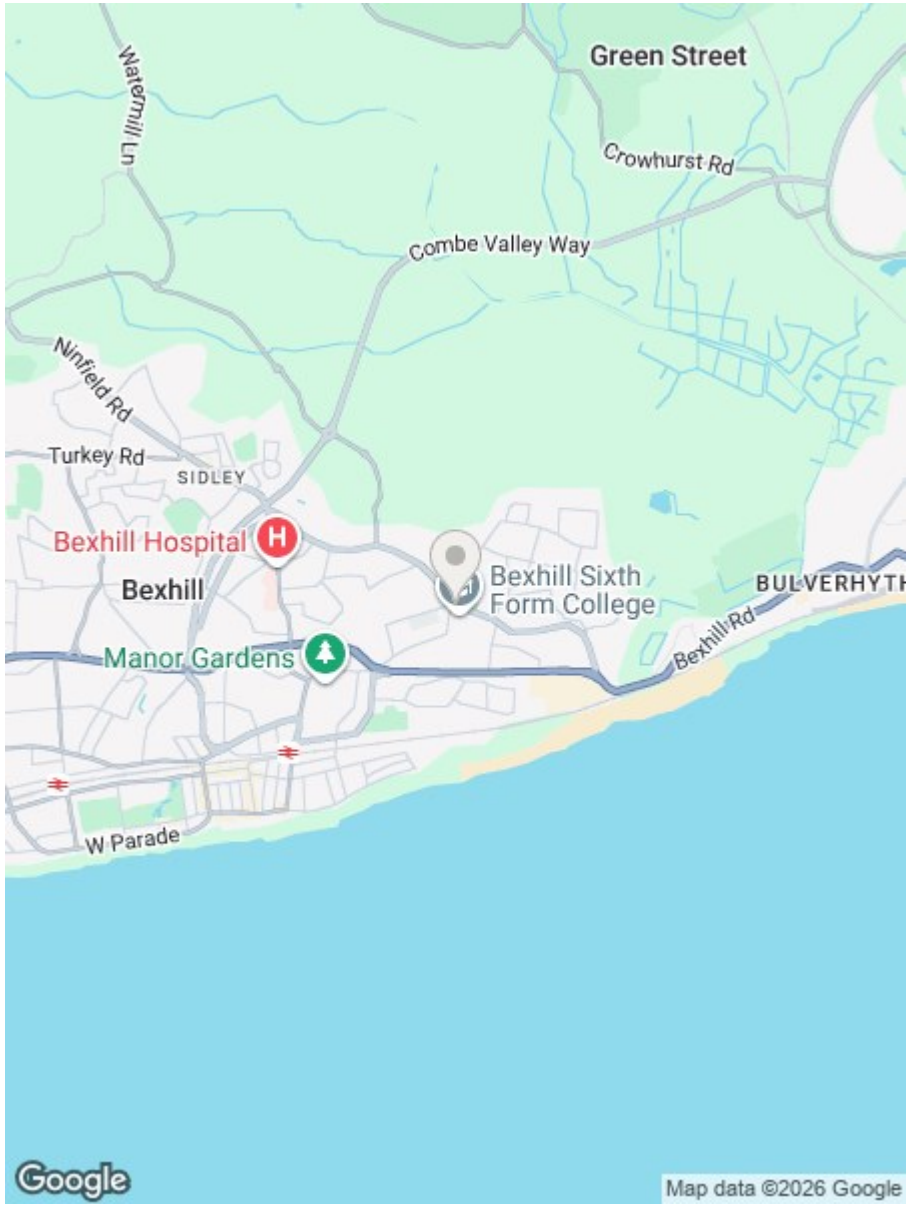


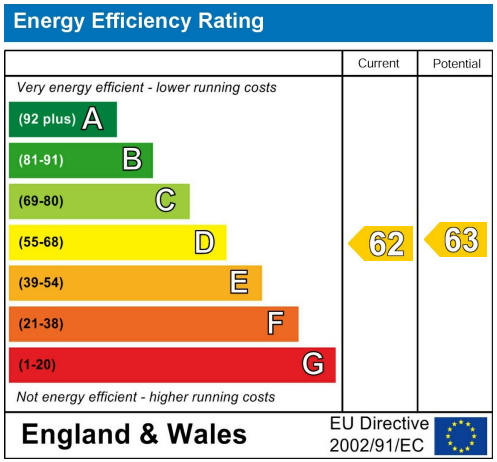
GROUND FLOOR
659 sq.ft. (61.2 sq.m.) approx.

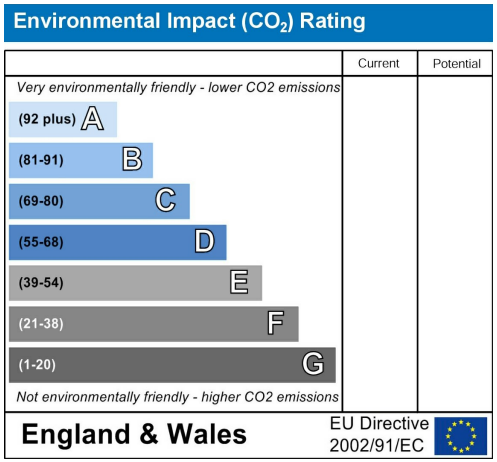


TOTAL FLOOR AREA : 659 sq.ft. (61.2 sq.m.) approx.

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.
Made with Metropix ©2026







RUSH WITT & WILSON

Residential Estate Agents
Lettings & Property Management

The Property Ombudsman
Relocation agent network

3 Devonshire Road
Bexhill-on-Sea
East Sussex
TN40 1AH
Tel: 01424 225588
bexhill@rushwittwilson.co.uk
www.rushwittwilson.co.uk