

RUSH  
WITT &  
WILSON



**Flat 4 Chapel Path, Bexhill-On-Sea, East Sussex TN40 2AA**  
**£205,000**

**A stunning one bedroom garden flat situated in a recently converted beautiful Old Wesleyan Chapel Bexhill, built circa. 1825. Property features include modern open plan kitchen with integrated appliances/ dining/ living room, two gardens with evening patio and main rear private garden, private access and entrance, modern electric radiators, modern bathroom and dressing room suite, share of freehold, double glazed windows and doors. Viewing comes highly recommended by RWW sole agents.**



**Private Entrance**

With private entrance door, fitted coats cupboard.

measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

**Open Plan Kitchen/ Dining/ Living Room**

19'1 x 18'4 (5.82m x 5.59m)

Window overlooks the rear elevation, the kitchen comprises a range of base and wall units with laminate straight edge worktops, single drainer sink unit with mixer tap, integrated oven and grill with induction hob, extractor canopy and light, integrated washing machine, built in fridge and freezer, large dining area for table and chairs, two modern electric radiators, spacious living room area.

**Bedroom One**

14'10 x 9'2 (4.52m x 2.79m)

modern electric radiator.

**Dressing Room**

10'7 x 6'10 (3.23m x 2.08m)

Fitted wardrobe cupboard with mirror, windows to both the side and rear elevations, modern electric radiator.

**Bathroom**

Suite comprising shower/bath with chrome controls and chrome hand/shower attachment with fixing, wc with low level flush, pedestal wash hand basin with tiled splashback, obscured glass window to overlooks the rear elevation, wall mounted heated electric towel rail, built in airing cupboard housing the modern hot water cylinder.

**Outside****Main Rear Private Garden**

Beautiful patio area for alfresco dining, plastic storage compartment for gardening tools, side gate giving private access to the property, shingled well stocked flower and plant beds, lawned astro turf area with low maintenance in mind, additional gate to rear, fenced to all sides, outside water tap, cutesy light.

**Evening Private Courtyard Westerly Facing****Service Details**

Share of freehold, 999 year lease.

**Agents Note**

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that





TOTAL APPROX. FLOOR AREA 599 SQ.FT. (55.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	47	47
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	