

**RUSH
WITT &
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**7 The Chapel Chapel Walk, Bexhill-On-Sea, East Sussex TN40 2JT
£398,000 Leasehold**

A very special two bedroom first floor apartment, built circa. 1893, built by Peter Jenkins, designed by Leonard Stokes, Nazareth House is grade II listed, formerly an orphanage and Roman Catholic convent. Unique and exceptionally well presented, this first floor apartment has its own lift and stair access situated in this stunning converted chapel section. Having been converted and modernised to an exceptional standard throughout but still retaining many original features. This property comprises a beautiful open plan living space which encompasses the original first floor chapel, unique vaulted ceiling with modern fitted kitchen/dining and spacious lounge, two double bedrooms with the master bedroom benefiting from a Jack & Jill bathroom and the second bedroom with en-suite shower room, underfloor heating. Outside two parking spaces marked number 7, large storage cupboard situated on the ground floor, VACANT POSSESSION and beautiful mature gardens. Viewing considered essential by RWW sole agents. Council Tax Band D.



Entrance Door

Communal entrance door with entry phone system leading to the lobby.

Lobby

Leads through to the communal hallways providing a private lift and stair access to the flat. The flat does benefit from its own large storage room.

Storage Room

8'6 x 5'9 (2.59m x 1.75m)

The storage room has light, providing ample storage space.

Internal Front Door

Door through to:

Internal Porch

Housing the electric consumer unit, with door through to:

Hallway

Obscured windows to side elevation with secondary glazing, large bespoke storage cupboard with shelving, underfloor heating, recessed ceiling spotlights.

Beautiful Open Plan Living

32'0 x 18'4 (9.75m x 5.59m)

This stunning room formally used as the chapel provides modern and open plan living space with beautiful stained glass windows to side elevation with secondary glazing and double glazed sash window to front, unique vaulted dome ceiling with original features. To the mezzanine level you have the modern fitted kitchen/diner with matching wall and base level units, solid granite worktop surfaces, inset stainless steel sink with worktop drainer and mixer tap, integrated Neff slimline dishwasher, integrated washing machine, modern range style Smeg electric cooker with ovens and five ring induction hob with glass splashback and matching extractor hood above, American style fridge/freezer, kitchen island with solid wood worktop surface providing base level drawer units, shelving units and wine racks, part tiled walls and underfloor heating, two steps down lead to the lounge area with feature wood panelling, wall mounted uplighters and underfloor heating.

Bedroom One

15'9 x 13'1 (4.80m x 3.99m)

Double glazed sash windows with bespoke fitted shutters to rear elevation, underfloor heating, door through to:

Jack & Jill Bathroom

Two double glazed sash windows to rear elevation both with secondary glazing, new heated towel rail, a white bathroom suite comprising low level wc, panel enclosed bath with mixer tap and shower attachment and pedestal mounted wash hand basin with mixer tap, electric shaver point, part tiled walls, tiled floor, recessed ceiling spotlights and extractor fan.

Bedroom Two

13'1 x 9'5 (3.99m x 2.87m)

Double glazed sash window to front elevation, large services/airing cupboard housing the electric hot water boiler and newly installed modern pressurised hot water cylinder, underfloor heating, door through to:

En-Suite Shower Room

A white suite comprising low level wc, wall mounted wash hand basin with mixer tap and walk-in shower cubicle with wall mounted shower controls and shower attachment, part tiled walls, tiled floor, electric shaver point, recessed ceiling spotlights, extractor fan, newly installed heated towel rail.

Outside

Parking

Two parking spaces marked number 7.

Communal Gardens

The property benefits from beautifully maintained and mature communal gardens.

Lease & Maintenance

There are 978 years remaining on the lease, the service charge is approximately £1550 for half a year, and the ground rent is approximately £200 pa.

Agents Note

Council Tax Band - D

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

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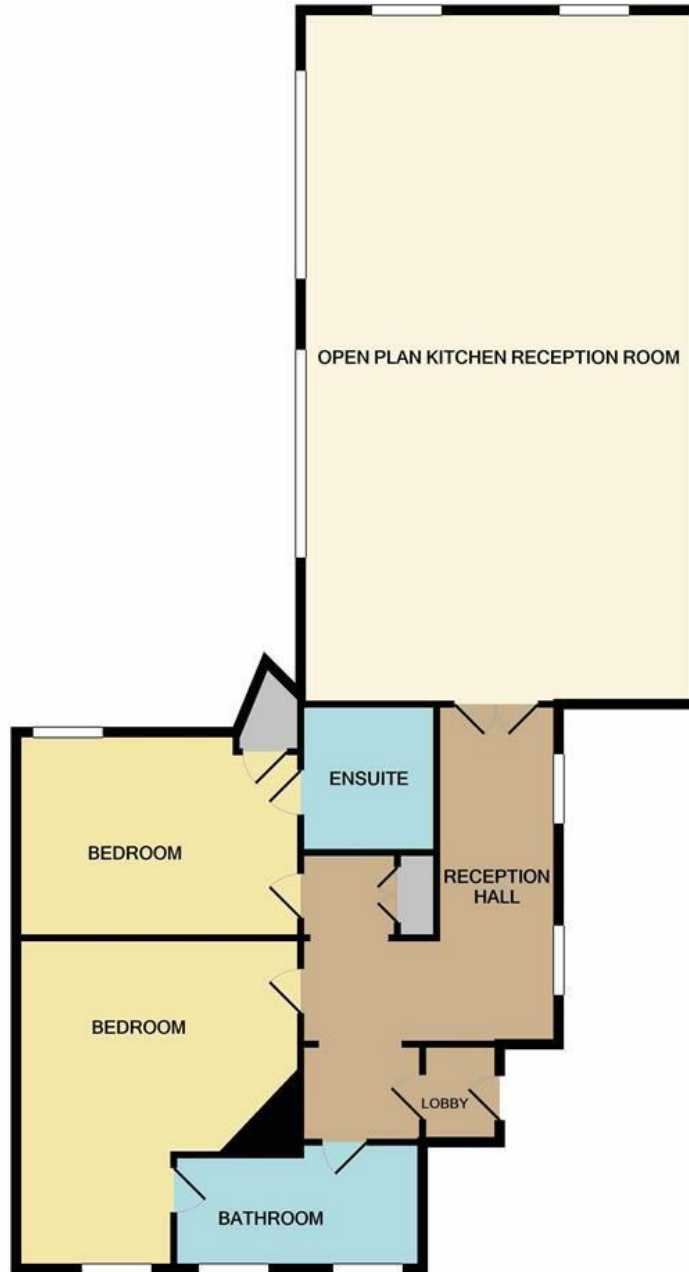
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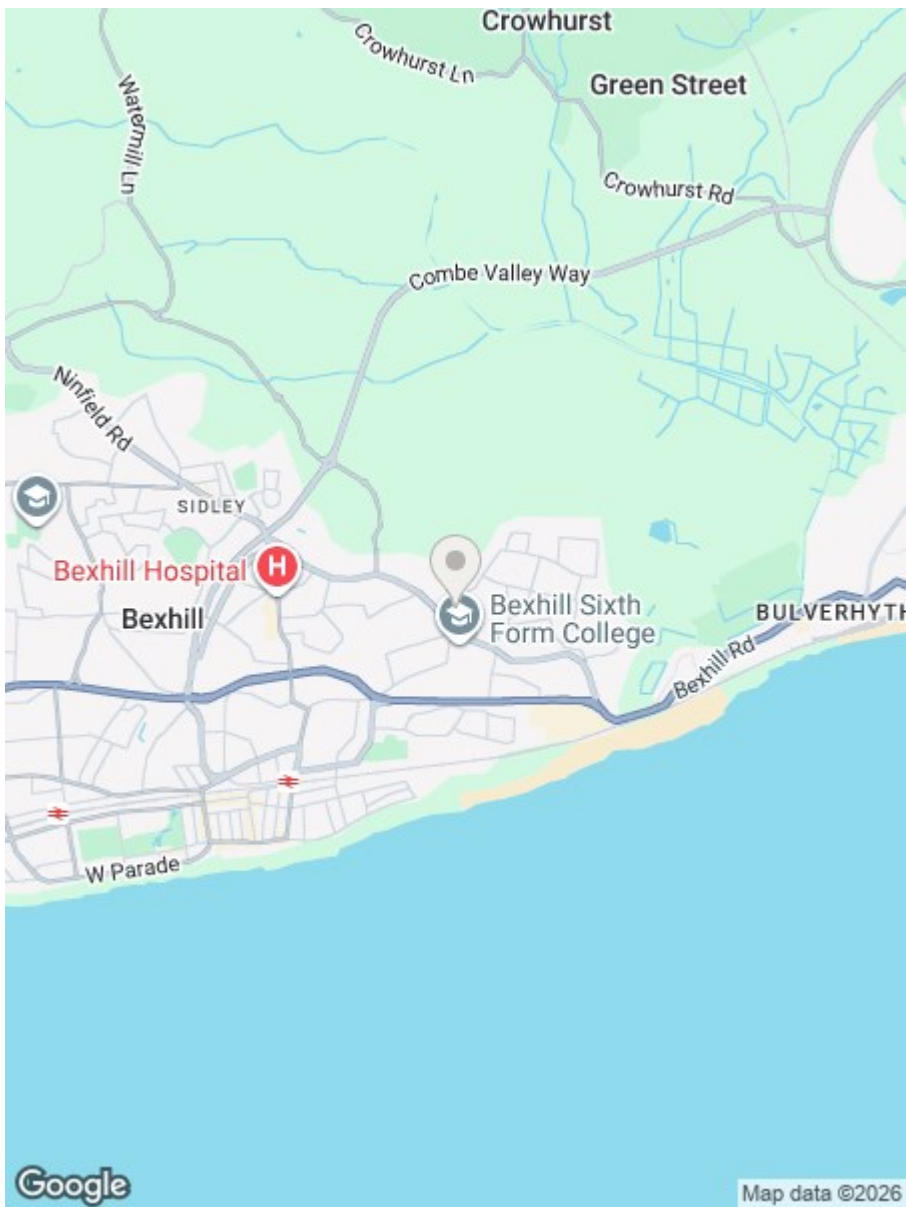




TOTAL APPROX. FLOOR AREA 1205 SQ.FT. (112.0 SQ.M.)

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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