

**RUSH  
WITT &  
WILSON**



**Flat 4 Old Wesleyan Chapel Chapel Path, Bexhill-On-Sea, East Sussex TN40 2AA  
Offers In Excess Of £199,000 Share of Freehold**

**Stunning one bedroom garden flat situated in a recently converted beautiful Old Wesleyan Chapel Bexhill, built circa. 1825. The accommodation includes modern open plan kitchen with integrated appliances/dining/living room, modern bathroom and bedroom with dressing room suite. Externally there are two gardens with evening patio and main rear private garden, private access and entrance. Other benefits include modern electric radiators, double glazed windows and doors and comes with a share of freehold. Viewing comes highly recommended by Rush Witt & Wilson, sole agents.**



**Private Entrance**

With private entrance door, fitted coats cupboard.

**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****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, 993 years remaining on the lease.

Service Charge - TBA

**Agents Note**

Council Tax Band - B

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.

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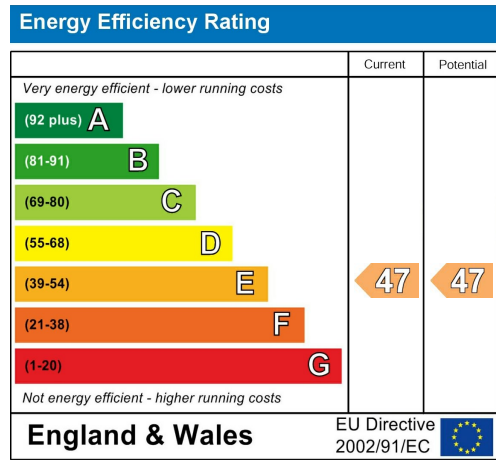
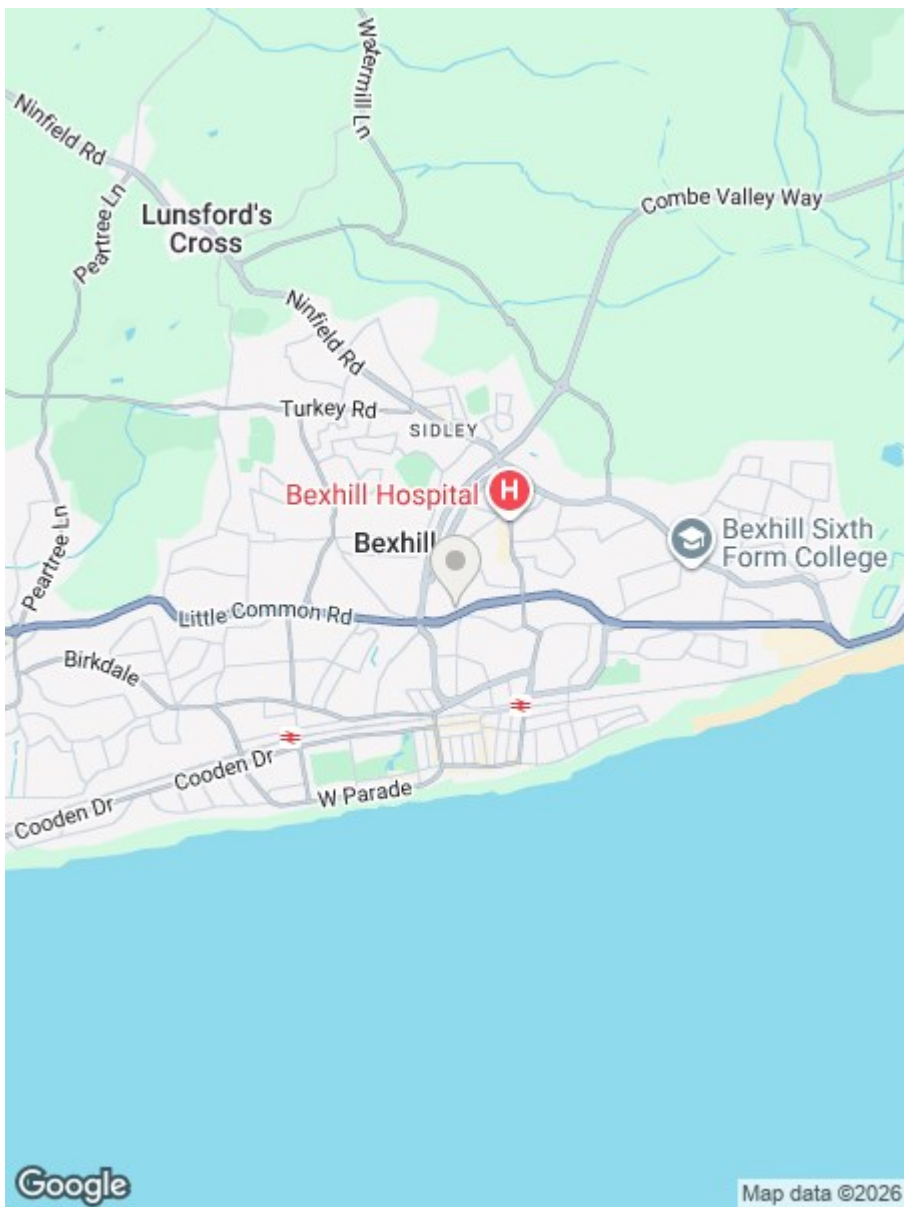
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TOTAL APPROX. FLOOR AREA 599 SQ.FT. (55.6 SQ.M.)

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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