

RUSH  
WITT &  
WILSON



**4, St James House James Walk, Bexhill on Sea, TN40 2JZ**  
**£195,000 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:

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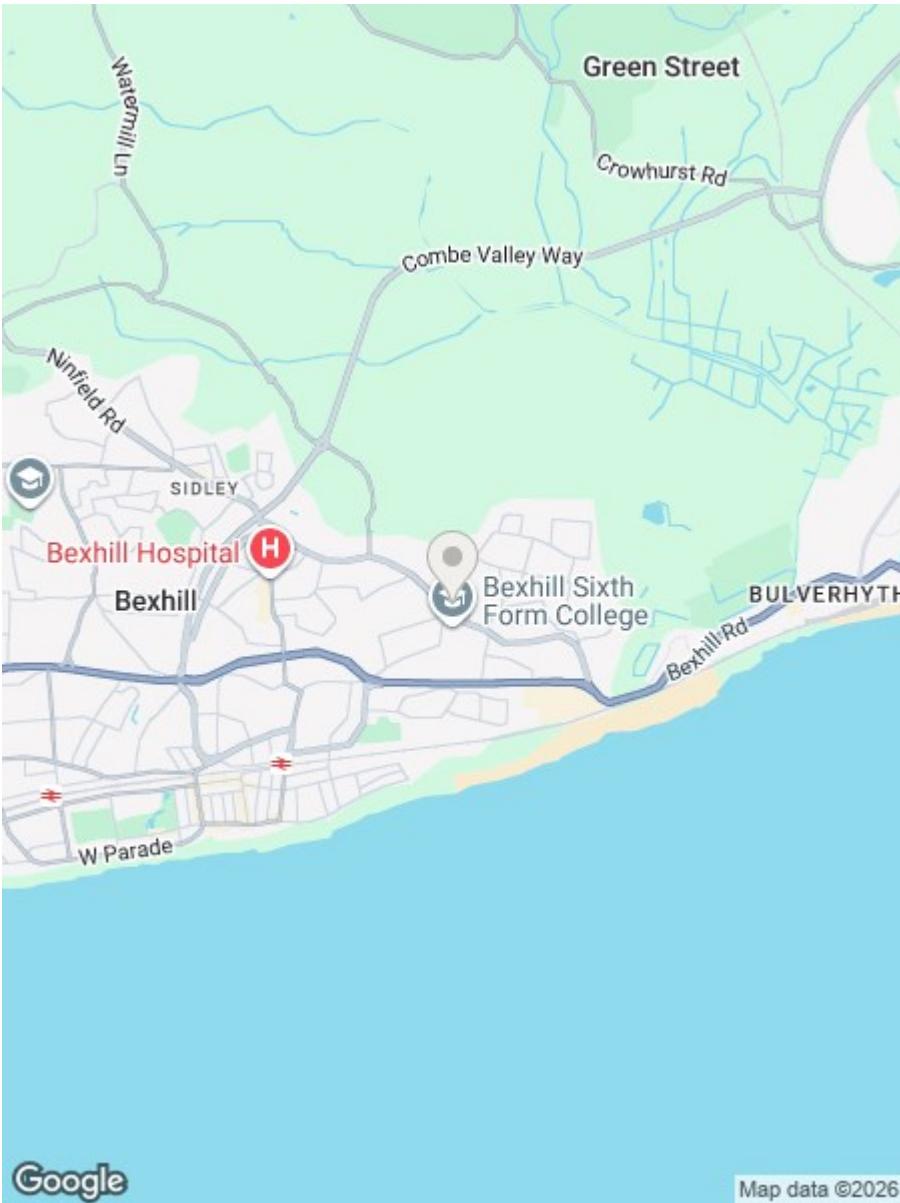
GROUND FLOOR  
659 sq.ft. (61.2 sq.m.) approx.



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.

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Residential Estate Agents  
Lettings & Property Management



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	63
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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		
England & Wales	EU Directive 2002/91/EC	

3 Devonshire Road  
Bexhill-on-Sea  
East Sussex  
TN40 1AH  
Tel: 01424 225588  
[bexhill@rushwittwilson.co.uk](mailto:bexhill@rushwittwilson.co.uk)  
[www.rushwittwilson.co.uk](http://www.rushwittwilson.co.uk)