new foundations
INDEPENDENT ESTATE AGENTS

£235,000 Leasehold Share of Freehold

Old Wesleyan Chapel, Flat 3 Chapel Path, Bexhill-on-Sea TN40 2AA

new foundations

PROPERTY DESCRIPTION

A recently converted and modern two bedroom ground floor flat benefitting from a PRIVATE WESTERLY FACING REAR GARDEN. Accommodation comprises; kitchen, living room, modern shower room, cellar, electric heating, share of the freehold, TO BE SOLD WITH VACANT POSESSION. EPC - E

FEATURES

- Council Tax Band - B
- Ground Floor Apartment
- Private Garden
- Private entrance
- Modern Kitchen and Shower Room
- No Onward Chain

ROOM DESCRIPTIONS

Entrance Hall
Private front door to entrance hall with wall mounted electric heater, access to loft space.

Living Room
14′ 5″ x 13′ 10″ (4.39m x 4.22m) A dual aspect room having double glazed windows overlooking the side and rear of the property, two wall mounted electric heaters, television point.

Kitchen
11′ x 11′ 3″ (3.35m x 3.43m) With single drainer stainless steel sink unit with mixer tap and cupboards under, range of working surfaces with cupboards and drawers below, built in dishwasher, electric hob and oven with extractor hood over, wine rack, washer dryer, Fridge freezer, matching wall mounted cupboards, built in airing cupboard housing hot water system.

Bedroom 1
13′ 5″ x 14′ (4.09m x 4.27m) Having double glazed window overlooking the rear garden, wall mounted electric heater, television point.

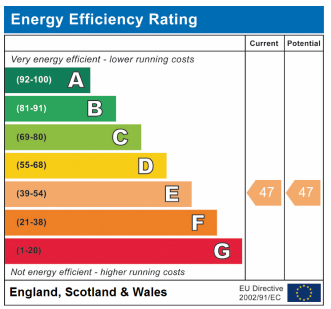
Bedroom 2
11′ x 10′ 8″ (3.35m x 3.25m) Double glazed window overlooking the rear garden, wall mounted electric heater, door to cellar/storage.

Cellar/Storage
29′ 3″ x 6′ 1″ (8.92m x 1.85m)

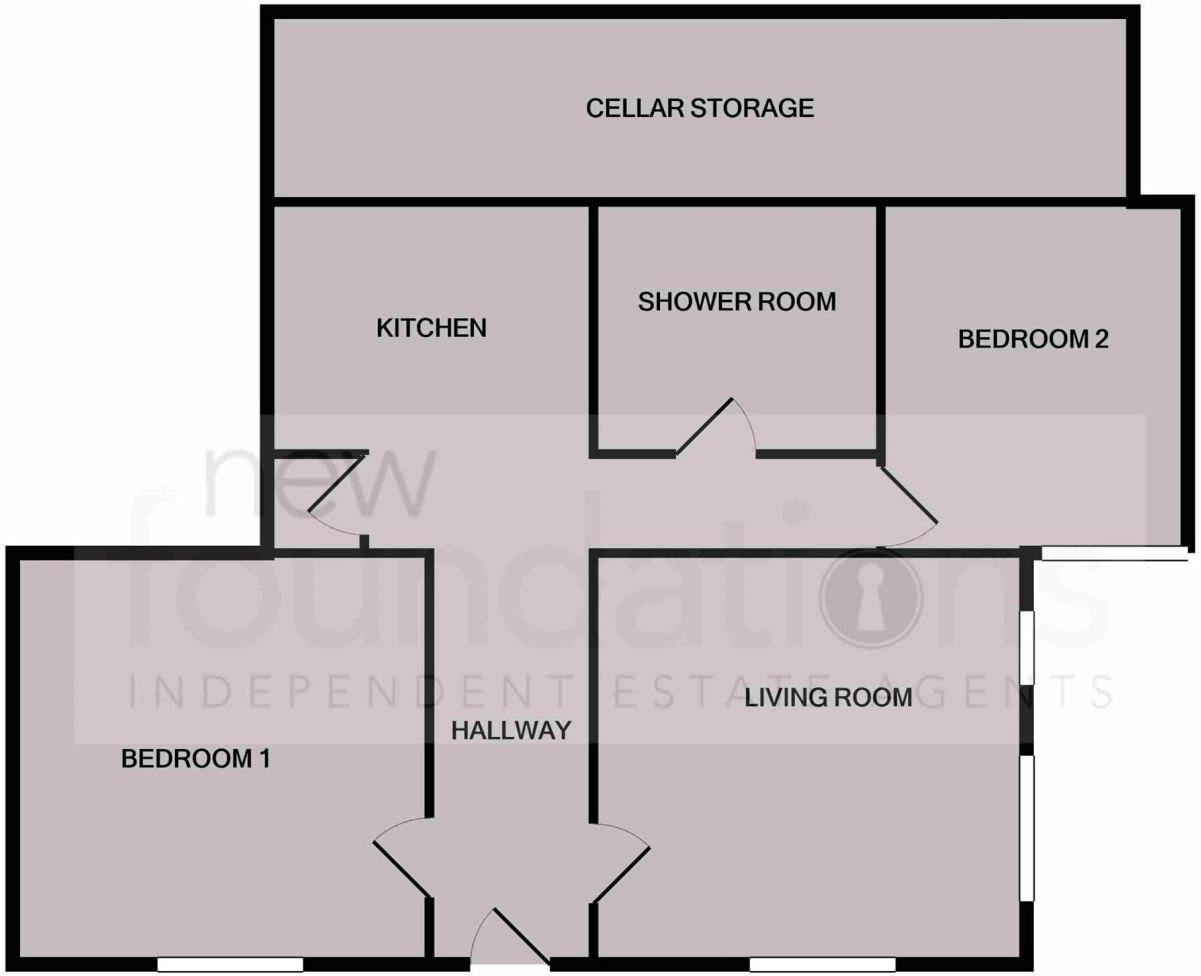
Shower Room
With tiled shower cubicle with glass screen and chrome fitments, extractor, low-level WC, wall mounted wash basin with mixer tap with tiled splashback, fitted mirror over, wall mounted electric towel heater.

Outside
The property enjoys the benefits of a private south westerly facing rear garden with private gated access, large Indian sandstone patio, artificial lawn, screened by fencing, outside lighting. To one side of the property there is a further patio area with outside tap.

NB
We have been verbally advised that the property is be sold with a share of the freehold, and that the maintenance charges for 2020/2021 was £400. We have also been advised that the property is held on a 999 year lease.



FLOORPLAN



TOTAL APPROX. FLOOR AREA 1034 SQ.FT. (96.1 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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