



4 Church Gate, High Street, Thorpe-le-Soken, Essex. CO16 0DY

- Village Location
- Grade II Listed
- One Bedroom Apartment
- Private Car Park
- Front & Rear Entrances
- Close To Mainline Train Station & Bus Links
- Ground Rent £50 Per Annum
- Next To St Michael's Church



PROPERTY DESCRIPTION

It is with great pleasure to offer For Sale this rarely available GRADE TWO LISTED GROUND FLOOR APARTMENT in the heart of the very popular village of THORPE LE SOKEN, boasting a Private Carpark to the Rear with a Permit Parking for One Vehicle. Internally the Lounge situated at the Front has a high ceiling and attractive Sash window that you would expect with a Grade Two Listed home. From the Lounge you step down to a Lobby space where the ceiling height reduces and you are greeted with Exposed Beams and lots of character. The Kitchen positioned in front of you gives access via the rear door to the Communal Courtyard and Carpark to the rear. From the Lobby is also the Bedroom and Shower Room. The Bedroom, also with Original Beams and Brickwork has an attractive window towards the Kitchen to give light. Once in the Communal Courtyard to the rear you will find Communal Drying Space and Bin Area with the Carpark and views to the Church behind. A viewing of this quirky home is essential to appreciate the great position of this unique property.



ROOM DESCRIPTIONS

ACCOMMODATION

LOUNGE

12' 9" x 11' 11" (3.89m x 3.63m)

Wooden entrance door, sash window to front aspect, wall mounted electric heater, blocked fireplace with hearth and surround, cupboard housing hot water tank.

KITCHEN

14' 7" x 4' 7" (4.45m x 1.40m) Range of matching eye level and base units, roll edge work surface inset sink and drainer unit. Space for electric cooker, under counter fridge and freezer. Space and plumbing for washing machine. Window to side aspect, stable door to communal courtyard, tiled floor, tiled splashback, original beams, wall mounted electric heater.

BEDROOM

12' 3" x 9' 8" (3.73m x 2.95m)

Window to kitchen, wood floor, original beams.

BATHROOM

Comprising of low level WC, pedestal wash hand basin and shower cubicle with electric shower. Obscure window to rear aspect, wall mounted electric fan heater, tiled floor.

EXTERIOR

COMMUNAL COURTYARD AND CARPARK

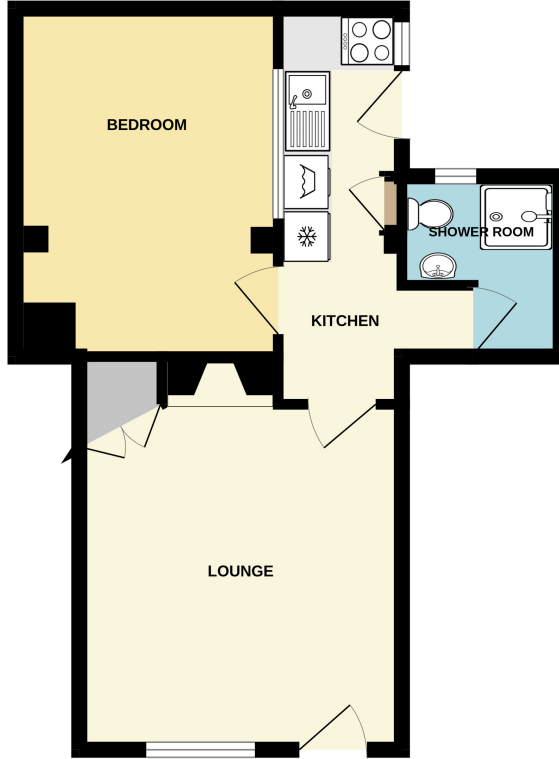
Located to the rear is a communal carpark with permit parking for one vehicle. Block paved communal courtyard with rotatory washing lines, access to property through the rear Kitchen door or Front door located at the front of the building. Views of the Church and grounds.



FLOORPLAN & EPC



GROUND FLOOR



CHURCHGATE

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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