



2 The Courtyard, Chapel Walk, Bexhill-  
on-Sea, East Sussex TN40 2JT



## PROPERTY DESCRIPTION

A charming Grade II listed four bedroom townhouse which was converted in 2005 previously being one of the outbuildings to Nazareth House and is within easy reach of Ravenside Retail Park, Glyne Gap Beach, schools for all age groups and Bexhill College. Spanning across three floors the property benefits from high ceilings and full height windows in most of the principle rooms. This beautifully presented home offers accommodation comprising; entrance hall, lounge/dining room with French doors to the rear garden, modern kitchen with granite work surfaces, cloakroom/WC, three first floor bedrooms and a modern bathroom, second floor master bedroom with sea views and a modern shower room. Outside there are gardens to the front and rear and off road parking for multiple vehicles. EPC -C.

## FEATURES

- Charming Four Bedroom Town House
- Immaculately Presented Throughout By Current Vendor
- Lounge/Dining Room With Full Height Windows And High Ceilings
- Modern Kitchen with Granite Surfaces
- Ground Floor Cloakroom/WC
- Master Bedroom With Sea Views And Modern Shower Room On The Second Floor
- Close To Local Schools And Ravenside Retail Park
- Off Road Parking For Multiple Vehicles
- 98 Square Meters
- Council Tax Band - D





## ROOM DESCRIPTIONS

### Entrance Hall

Accessed via wooden door with double glazed patterned inserts, further window above, radiator, spotlights, useful storage cupboard, stairs rising to the first floor.

### Cloakroom/WC

Wall mounted gas fired boiler, modern suite comprising; low level WC, pedestal wash hand basin with chrome mixer tap, radiator, part tiled walls.

### Lounge/Dining Room

20' 7" max x 12' 1" (6.27m max x 3.68m) Double glazed window and French doors to the rear with the latter giving access onto the garden, two radiators, three wall light points.

### Kitchen

10' 2" x 7' 4" (3.10m x 2.24m) Double glazed window to the rear overlooking the garden, spotlights, a modern fitted kitchen comprising a range of granite working surfaces with inset one and half bowl sink and drainer unit with mixer tap, inset four ring gas hob with stainless steel extractor fan over, a range of matching wall and base cupboards with fitted drawers, built-in appliances including; dishwasher, eye level double oven and grill, space for fridge/freezer and washing machine, television point, fitted smoke alarm.

### First Floor Landing

Spotlights, power point, stairs rising to the second floor.

### Bedroom Two

11' 8" x 10' 3" (3.56m x 3.12m) Double glazed windows to the rear, built-in double wardrobe, radiator, fitted smoke alarm.

### Bedroom Three

10' 1" x 7' 9" (3.07m x 2.36m) Double glazed window to the rear, radiator.

### Bedroom Four/Study

8' 11" x 7' 4" (2.72m x 2.24m) Double glazed window to the side, radiator.

### Family Bathroom

Double glazed window to the side, spotlights, a fitted three piece suite comprising; panelled bath with chrome mixer tap and handheld shower attachment, low level WC, wash hand basin with chrome mixer tap, shaver point, chrome heated towel rail, shaver point, extractor fan.

### Second Floor Landing

Access to loft space via hatch, large walk-in cupboard with lighting.

### Master Bedroom

14' 4" x 10' 4" (4.37m x 3.15m) A bright dual aspect room with double glazed windows to the side and rear with the latter offering views towards the sea and Hastings, radiator, television point.

### Shower Room

Double glazed patterned window to the side, a modern fitted white suite comprising; walk-in shower cubicle with shower over and chrome controls, low level WC, wash hand basin with chrome mixer tap, shaver point, chrome heater ladder style towel rail.

### Outside

The front of the property is approached via a paved driveway proving off road parking for multiple vehicles, area of lawn with mature tree and well planted borders, large timber framed shed, gated side access.

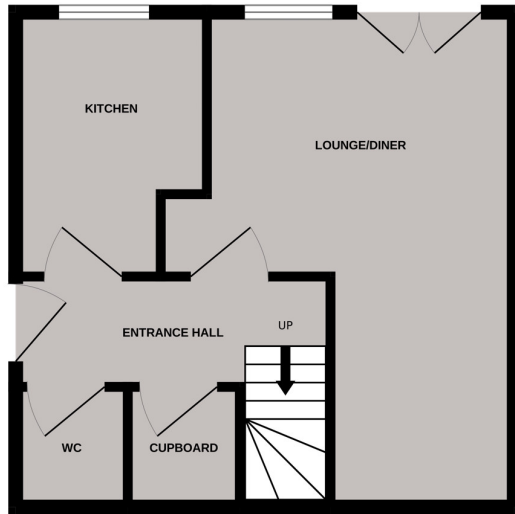
Adjacent to the rear of the there is paved area leading to the side access, steps to the main area of garden which is laid with stones for ease of maintenance and ideal for table and chairs, power points, water tap, lighting, enclosed with panelled fencing.

### NB

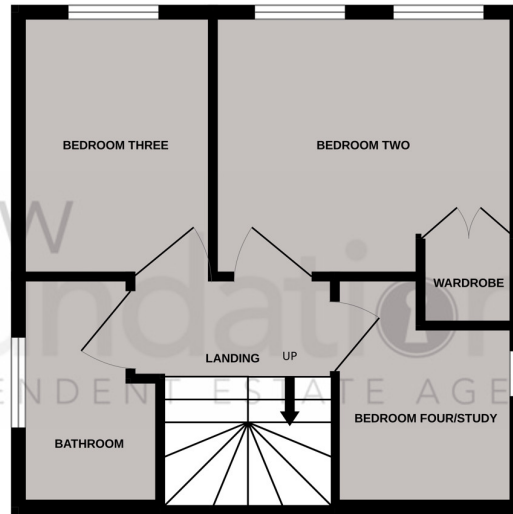
There is a service charge of £68 per 6 months to include lighting and gardening of the communal area of garden.

# FLOORPLAN

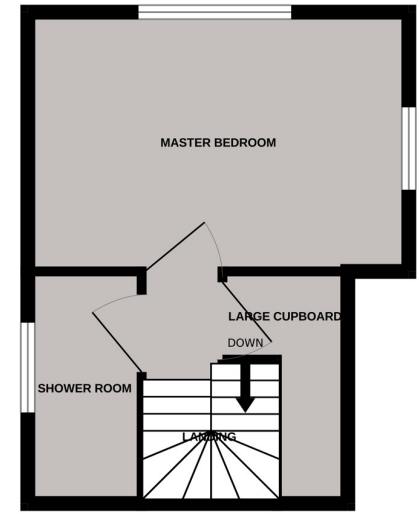
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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