

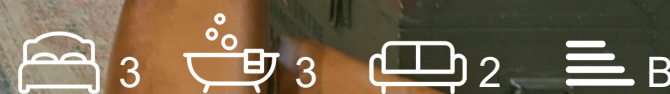
Abbott & Abbott

Estate Agents, Valuers and Lettings



Birkdale Hall Birkdale, Bexhill-on-Sea, TN39 3TR

Guide Price £865,000





Birkdale Hall Birkdale

Bexhill-on-Sea, TN39 3TR

- CONVERTED CHAPEL
- JUST UNDER 1800 SQ FEET
- 16.24m x 27'1 (53'2 x 27'1) OPEN PLAN LIVING ROOM/KITCHEN AREA
- SHOWER ROOM + EN SUITE
- SOUTH WEST GARDEN
- 1920's BUILT
- VAULTED CEILINGS
- THREE BEDROOMS
- GARAGE AND PARKING
- BESPOKE FEATURES

Abbott & Abbott are delighted to offer for sale this stunning converted 1920s built chapel upgraded to an exceptional standard. The conversion was undertaken in 2023 by the present vendor using a small London based family run architects. Features include vaulted ceilings, a bespoke steel/wood staircase and a handmade kitchen with granite worksurfaces/Smeg appliances. There are new electrics and pipework with exposed brass conduits for electrics and piping to old school style radiators. Solar panels on the roof returned 3000kw to the grid last year The bright spacious accommodation extends to just under 1800 sq ft with an extremely impressive open plan ground floor space. On the first floor are three bedrooms with en suite facilities to the main bedroom and an additional shower room. Externally the rear garden is south/west facing, there is a garage and parking for several vehicles.

The property is well situated, about half a mile from Little Common shops and services. on a bus route, within easy reach of the seafront at West Parade.

Many of the items at the property adding to the overall charm and character are available for purchase by separate negotiation.



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ENTRANCE PORCH

OPEN-PLAN LIVING/DINING/KITCHEN

53'2 27'1 (16.21m 8.26m)

UTILITY ROOM

SHOWER ROOM

CLOAKROOM

BEDROOM ONE 12'9 x 12'8 (3.89m x 3.86m)

BEDROOM TWO 10'8 x 9'8 (3.25m x 2.95m)

BEDROOM THREE 9'9 x 8'5 (2.97m x 2.57m)

EN SUITE TO BEDROOM ONE

SHOWER ROOM

DETACHED GARAGE 25'9 x 10'3 (7.85m x 3.12m)

SOUTH-WEST FACING REAR GARDEN



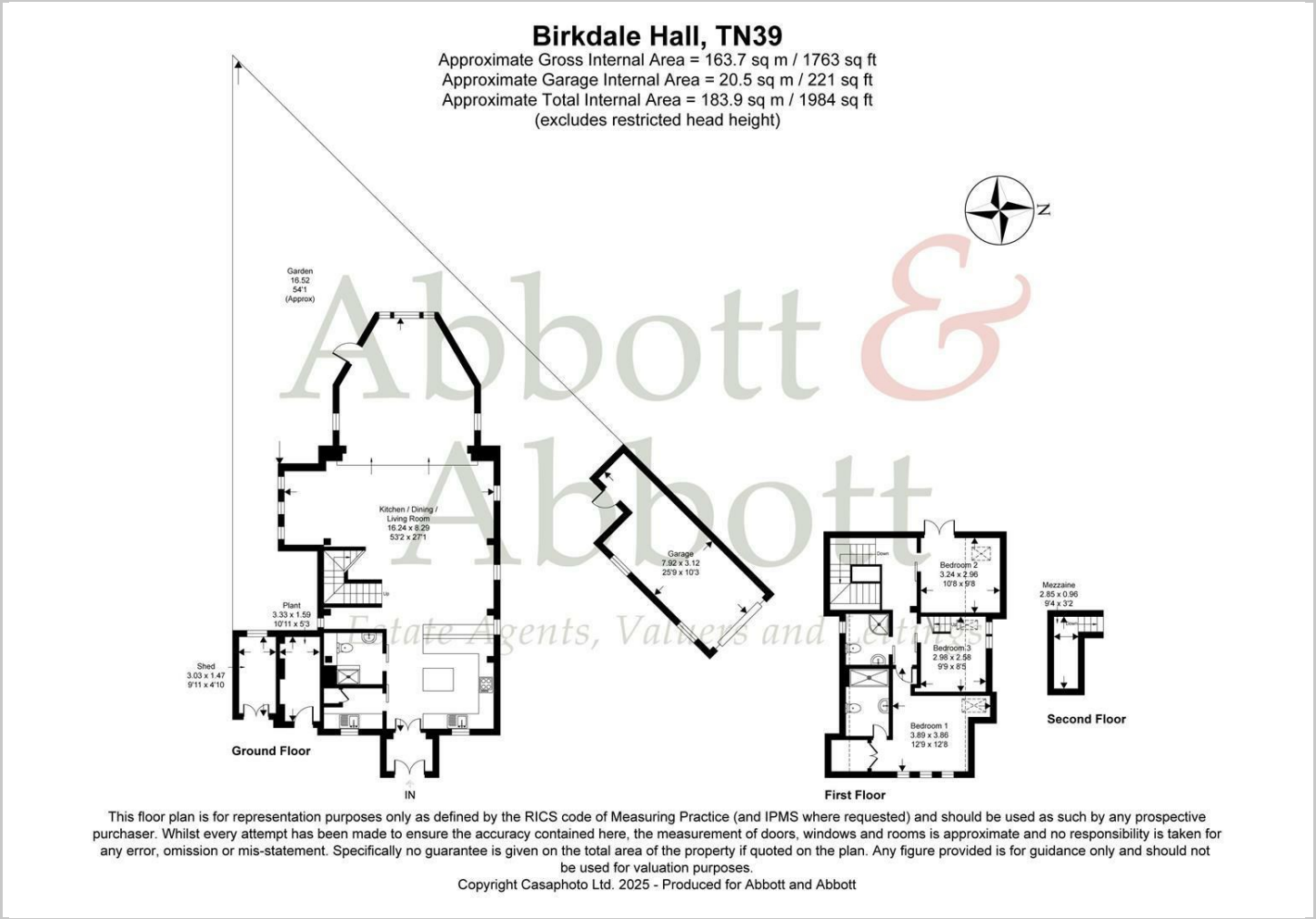
COUNCIL TAX BAND: E (ROTHER DISTRICT COUNCIL)

EPC RATING: B





Floor Plans

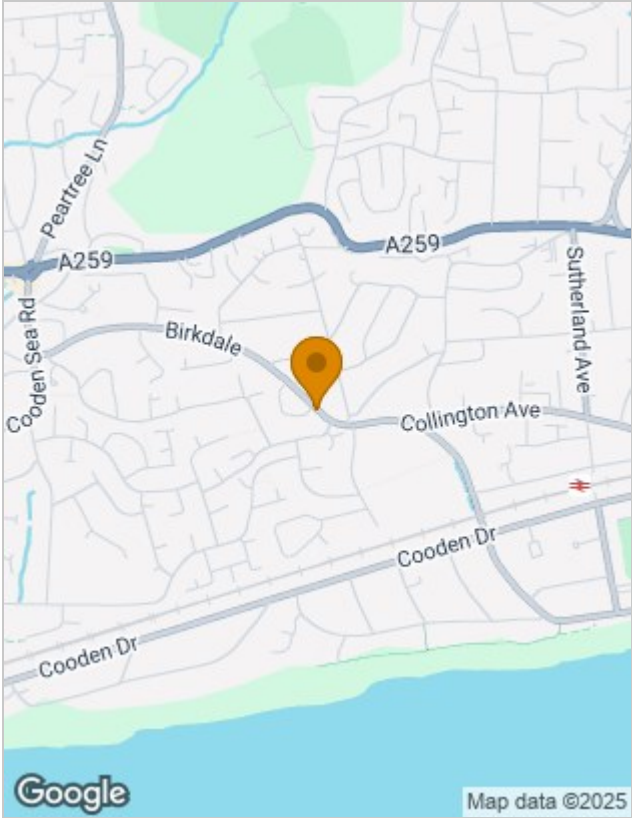


Viewing

Please contact our Sales Office on 01424 212233 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph

