OAKFIELD

James Walk, Bexhill-On-Sea, TN40 2JZ

Asking Price £240,000

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James Walk, Bexhill-On-Sea, TN40 2JZ

An outstanding three-bedroom luxury over 55's apartment set within the magnificent Grade II Listed St James House, offering an exceptional blend of historic charm and contemporary living.

Occupying a desirable first-floor position within the beautifully converted convent, this remarkable apartment forms part of the historic Nazareth House, originally constructed in 1893 by Peter Jenkins and designed by the celebrated architect Leonard Stokes. Rich in character and architectural significance, the building has been sympathetically transformed into an exclusive collection of elegant homes while retaining its original grandeur.

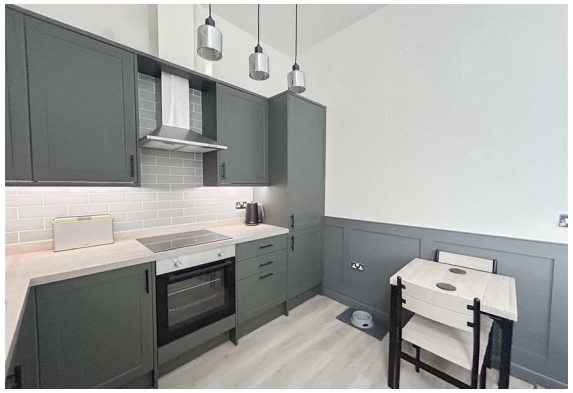
Accessed via both a private lift and staircase, the apartment has been extensively renovated to an impeccable standard, creating a stylish, turnkey home where every detail has been carefully considered. High ceilings, large windows and generous room proportions flood the property with natural light, creating a bright, spacious and welcoming throughout.

The impressive open-plan living area provides the perfect space for both relaxing and entertaining. A beautifully designed Frome Howdens kitchen, complete with quality Lamona integrated appliances, complemented by ample dining and lounge space to create a seamless social setting.

The property offers three generous bedrooms, including a superb principal suite complete with a luxurious en-suite shower room. A separate family bathroom serves the remaining bedrooms, with both bathrooms finished using high-quality Victoria Plumbing suites. Durable and stylish Luxury Vinyl Tile (LVT) flooring has been fitted throughout the kitchen and bathroom areas, enhancing the apartment's contemporary finish.

The property benefits from underfloor water fed system, each room operated individually by digi stats, a newly installed consumer unit and fully certified electrical installation, offering reassurance and efficiency for its next owner.

Outside, residents can enjoy communal gardens.



Open Plan Kitchen/Living Room
26'2" x 12'8" (7.98m x 3.86m)

Bedroom One
17'10" x 14'9" (5.44m x 4.50m)

Bedroom Two
11'6" x 8'0" (3.51m x 2.44m)

Bedroom Three
8'11" x 8'4" (2.72m x 2.54m)

Bathroom

Ensuite

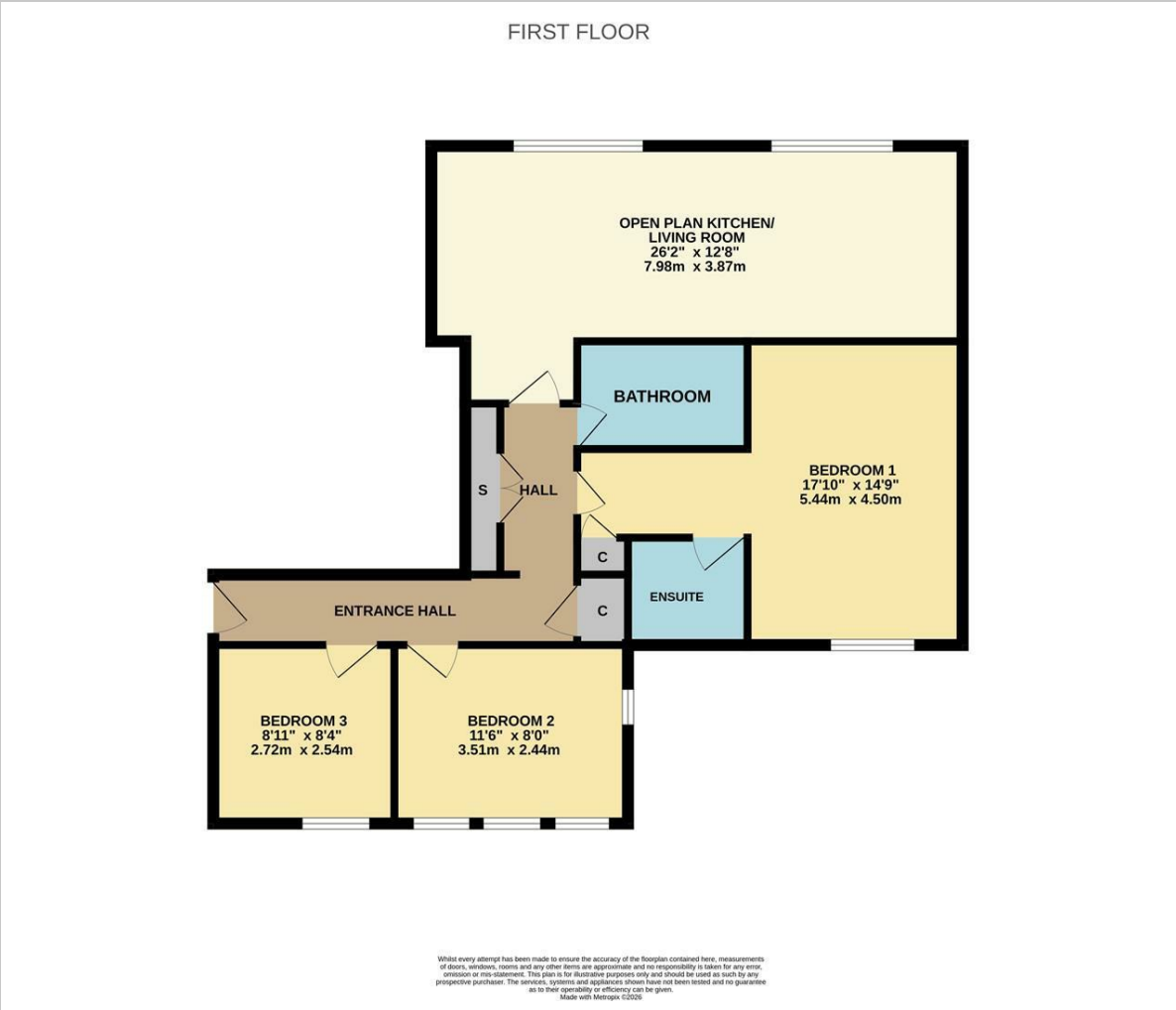
Council Tax Band D - £2,700.95 Per Annum

Lease Information
Lease: This property is offered as leasehold and there is 108 years lease remaining on the lease

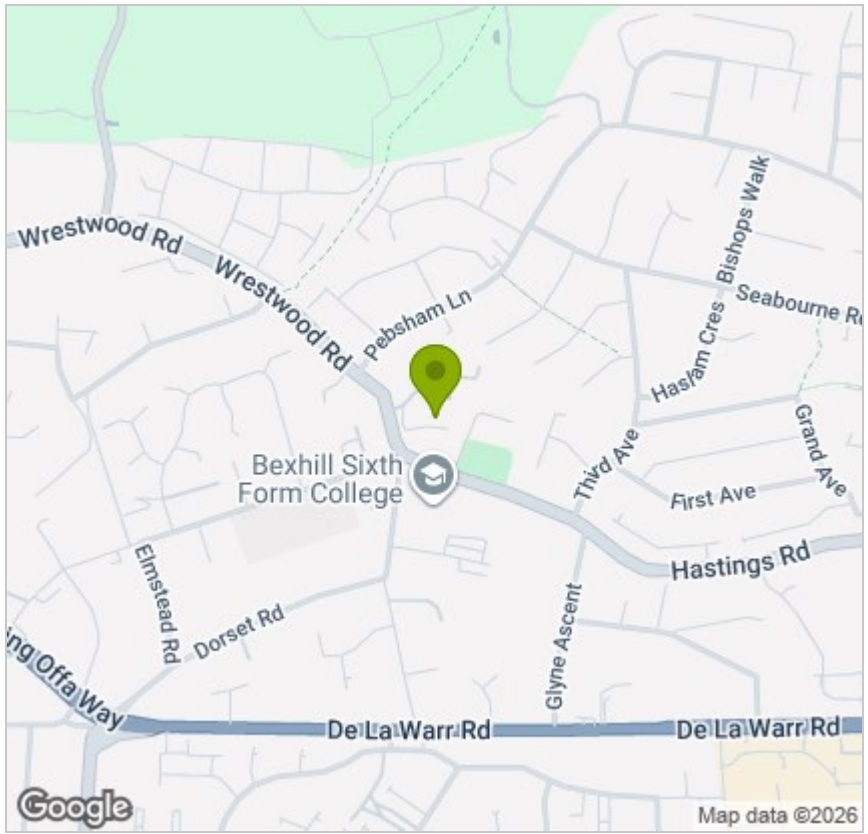
We have been advised that there is an annual ground rent of £500 (fixed to 2051)

Service charges is approximately £3,000 per calendar month. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitors or survey

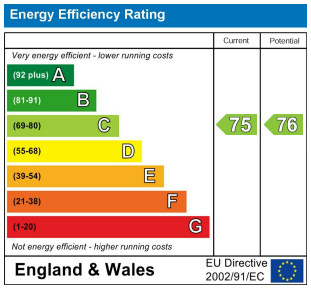
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact us on 01424 224700
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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