



1 Chapel Place,
Dexter Road, Northiam, East Sussex TN31 6LD

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Guide Price £245,000

1 Chapel Place presents a rare opportunity to purchase a beautifully converted ground floor two bedroom apartment, situated in a sought after central location in the bustling, picturesque village of Northiam, just a short drive from the coast and the historic Cinque Port towns of Tenterden and Rye.

Converted approximately 15 years ago, this well-presented ground floor apartment, which forms part of a development of four freehold properties within an unlisted early Victorian Chapel, has been finished in a light, bright, modern style, whilst still remaining sympathetic to and retaining the lovely character of the original property.

The welcoming accommodation includes a useful entrance porch, good size sitting / dining room, fitted shaker style kitchen / breakfast room, traditional style bathroom and two double bedrooms, one of which has good amounts of built-in storage.

The fact that this apartment is located in the centre of the village, just a short walk from the many amenities on offer, is one of the reasons it is so popular, as is the fact that it is only a short drive from the larger towns of Rye and Tenterden.

In addition, its tucked away position means that it would be particularly ideal as a second / holiday home or as the perfect "lock up and leave" property for retired couples. That said, this lovely apartment would suit any number of different buyers and as such, viewing is highly recommended

- Ground floor 2 double bedroom apartment with courtyard garden
- Freehold / Part of an unlisted converted early Victorian chapel
- Deceptively spacious, stylishly presented accommodation
- Modern feel with nods to the charm & history of building
- Benefit of pretty enclosed courtyard garden to front
- Envidable position in centre of village / Great Dixter close by
- Walking distance of all of the many local amenities on offer
- Short drive to stunning Romney Marshes and Coast
- Beautiful High Weald Area of Outstanding Natural Beauty
- Historic Cinque Port towns of Tenterden & Rye approx. 8 miles



The accommodation comprises the following with approximate dimensions :

GROUND FLOOR

The double front door opens into a useful **ENTRANCE PORCH** where there is room for free standing storage, cloaks, bags and boots. An internal door opens into the main living area.

SITTING / DINING ROOM 15'2 x 15'0. A door from the entrance porch leads you into a light, bright open plan living room, the sizeable proportions of which would easily accommodate sitting and dining areas. There is a beautiful original stained glass window which adds to the feeling of warmth and character and a large window to the front that brings in good amounts of natural light. A door into the kitchen links these two areas, giving this space a very sociable, cosy feel.

KITCHEN / BREAKFAST ROOM 9'8 x 9'3. The well appointed kitchen has a range of Shaker style cream units, both wall and base, with varnished woodblock worktops. One a half bowl sink with drainer and mixer tap. Space and plumbing for washing machine. Built-in electric oven with electric hob and extractor above. Integrated under counter fridge and dishwasher. Room for freestanding furniture or small table. Heated towel rail. A large window to the front gives lovely views over the courtyard garden.

A door from the main living room opens into a **LOBBY AREA** which gives access to the two bedrooms and bathroom.

BEDROOM 1 11'1 x 10;1. Double bedroom with window to the side.

BEDROOM 2 14'0 x 9'0. This good size room is currently set up as a bedroom cum study. Built-in shelving, wardrobe and cupboard housing hot water cylinder. Window to side.

BATHROOM A traditional style modern suite comprising: panelled bath with shower above; built-in unit with back to wall WC and inset basin with storage cupboard below; heated towel rail. Room for freestanding storage.

OUTSIDE

The apartment is approached through a gate that leads into the private enclosed courtyard garden that belongs to this property. This lovely area is the perfect place to sit and watch the world go by.

SERVICES Mains: water, electricity and drainage. Electric heating. EPC Rating: C. Local Authority: Rother District Council. NB: We understand there is a monthly service charge of £75.00 (tba).

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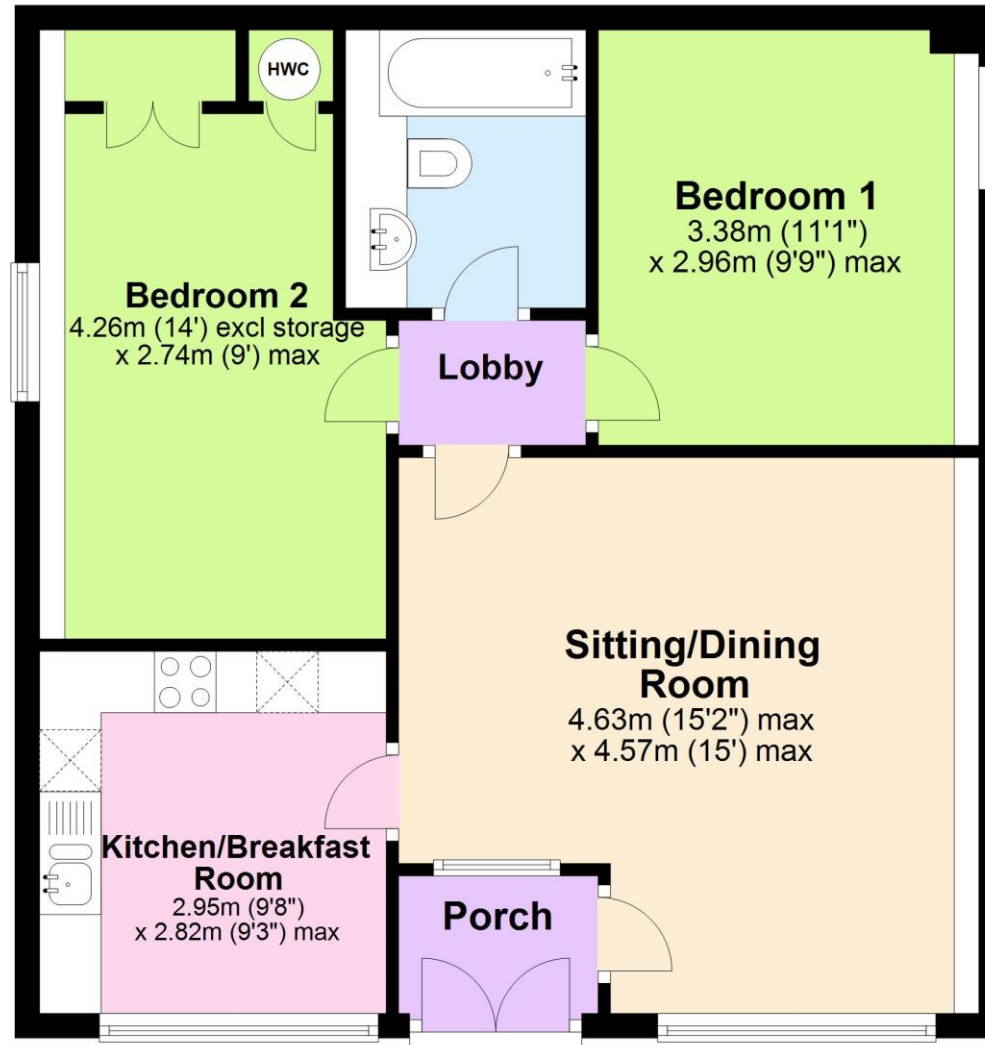
SITUATION:

This lovely ground floor apartment is located in a tucked away position in the centre of the thriving village of Northiam, which has many amenities including two general stores, well regarded doctor's surgery, dentist, bakery / café, primary school, hardware store and veterinary clinic. The famous house and gardens of "Great Dixter" are within walking distance and there are many wonderful walks through the beautiful countryside that surrounds the village and which makes up part of the High Weald Area of Outstanding Natural Beauty. For transport to London, there are regular rail services from Etchingham, Headcorn and Staplehurst.



Floor Plan

Approx. 61.4 sq. metres (661.1 sq. feet)



Total area: approx. 61.4 sq. metres (661.1 sq. feet)

Plans are for layout purposes only and not drawn to scale, with any doors, windows and other internal features merely intended as a guide.

Plan produced using PlanUp.



