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est. 1978

Taylor Engley



Birkdale Hall Birkdale, Bexhill-On-Sea, East Sussex, TN39 3TR

Price £865,000 Freehold

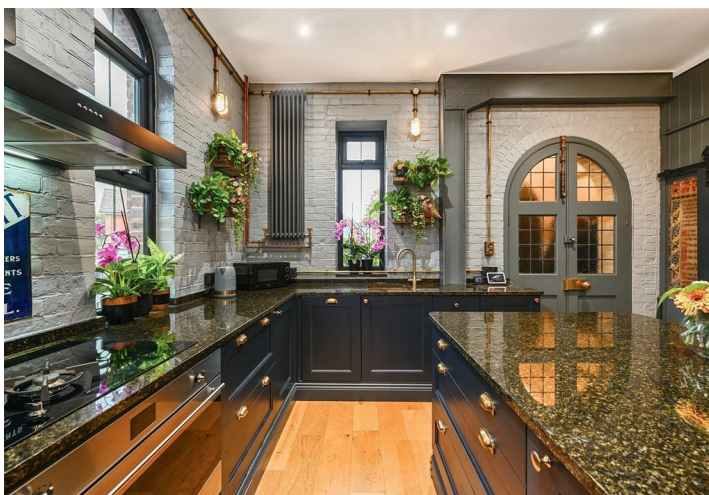
Taylor Engley are delighted to offer for sale this stunning converted 1920's built chapel upgraded to an exceptional standard. The conversion was undertaken in 2023 by the present vendor using a small London based family run architects. Features include vaulted ceilings, a bespoke steel/wood staircase and handmade kitchen with Granite work surfaces/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 and spacious accommodation extends to just under 1800 Sq Ft with an extremely impressive open plan ground floor space. On the first floor there 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. EPC=B



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

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

*** ENTRANCE PORCH * OPEN PLAN LIVING/DINING/KITCHEN * UTILITY ROOM * SHOWER ROOM * CLOAKROOM * THREE BEDROOMS - ONE WITH EN-SUITE SHOWER ROOM * DETACHED GARAGE * SOUTH/WEST FACING REAR GARDEN * GARAGE * PARKING * CONVERTED CHAPEL * JUST UNDER 1800 SQ FEET * VAULTED CEILINGS * BESPOKE FEATURES * 1920'S BUILT ***



The accommodation

Comprises:

ENTRANCE PORCH

OPEN PLAN LIVING/DINING/KITCHEN

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

UTILITY ROOM

CLOAKROOM

SHOWER ROOM

BEDROOM 1

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

EN-SUITE SHOWER ROOM

BEDROOM 2

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

BEDROOM 3

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

SHOWER ROOM

DETACHED GARAGE

SOUTH/WEST FACING GARDEN

COUNCIL TAX BAND:

Council Tax Band - 'E' ROTHER COUNCIL

BROADBAND AND MOBILE PHONE CHECKER:

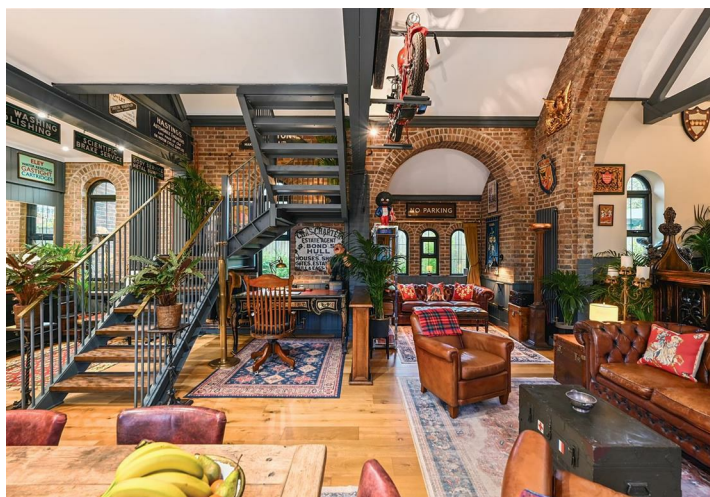
For broadband and mobile phone information please see the following website:
www.checker.ofcom.org.uk

FOR CLARIFICATION:

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

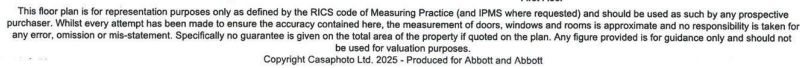
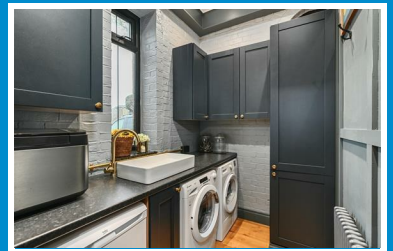
VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLEY.









Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

Also at: 11 High Street, Hailsham, East Sussex BN27 1AL ☎(01323) 440000 Fax: (01323) 440750