

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

St James House is a charming twobedroom top floor over 55's flat located in the serene area of Pebsham, Bexhill.

Once a listed building, this residence beautifully marries period elegance with modern convenience. The flat features high ceilings, large sash windows, and other classic architectural details that reflect its historical heritage.

These are complemented by contemporary upgrades, including a fully equipped kitchen and updated bathroom facilities, ensuring a comfortable and convenient lifestyle.

Residents can enjoy the peace of this well-maintained building, which offers a blend of timeless character and modern amenities, ideal for those seeking a relaxed and refined living environment in their retirement years.

With its rich history and stylish finishes, St James House provides a unique opportunity to enjoy the best of both oldworld charm and modern living.





















18'3 x 13'4 (5.56m x 4.06m)

#### Kitchen

13'3 x 8'9 (4.04m x 2.67m)

#### Bedroom 1

12'4 x 11'7 (3.76m x 3.53m)

#### Bedroom 2

13'8 x 7'8 (4.17m x 2.34m)

#### Council Tax Band - C £2,168 per annum

#### **Lease Information**

The seller advises that the property is offered as leasehold and has approximately 125 years from 25th March 2006. The service charge is approximately £3,400 per annum and a ground rent of £250 per annum. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor.







#### Floor Plan

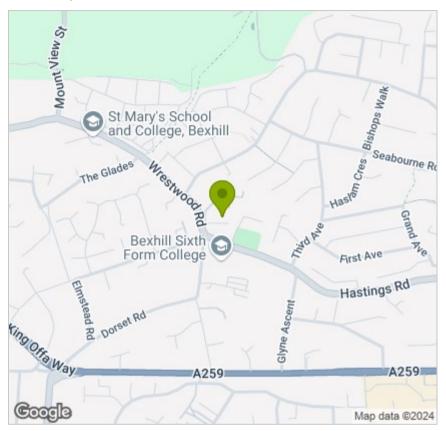


## Viewing

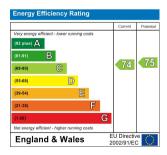
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if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



# **Energy Efficiency Graph**



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.