

Ascension Church

Victoria Dock, Custom House



With God's help we seek to be; "A tree planted by rivers of water, spreading its branches over the community. So that whatever we do does not wither

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The Diocese:

A Message From Bishop Guli



Covering Essex and East London, Chelmsford is one of the largest, most diverse and exciting dioceses in the Church of England. We are home to more than 3 million people representing many socio-economic, ethnic and faith groups and a fantastic variety of cultures and traditions.

We have enormous opportunities for mission and service and considerable challenges to face and resolve as we continue to deal with the long-term implications of the COVID-19 pandemic and global challenges that have a direct impact on our parish churches and the communities we serve.

My sense is that the whole Church of God is in a liminal season when we cannot clearly see the future and so don't quite know what it will look like. But we know that the Church has faced profound challenges in the past and as we look to the future we do so with faith that when we open ourselves up to being changed and transformed, we are best placed to serve God and God's people.

It is within this context and following a period of listening and discernment that started when I became Bishop of Chelmsford in 2021, that we have begun to articulate our future direction of travel as a Diocese with a focus on [travelling well together](#):

- Our purpose is to love God and to love our neighbour; to worship faithfully and empowered by the Holy Spirit, witness to the love of God revealed in Jesus Christ as we serve the extraordinarily diverse array of local communities in Essex and East London.
- Our approach is to enable and empower parishes and worshipping communities to discern how they are to be God's people in their own very different local contexts and as part of one diocesan family.
- Underpinning our approach is an invitation to a way of being articulated by shared diocesan values which might shape how we travel together, support each other and provide mutual accountability.

Since I became Bishop of Chelmsford, I have witnessed people's great warmth and I have seen first hand, the wonderful things going on in our parishes. Any new priest joining us in the Diocese of Chelmsford does so at a time of challenge, a time of change and most significantly a time of hope for our Church in this most diverse and exciting of dioceses.

+Guli Bishop of Chelmsford

Newham Deanery:

A message from the Area Dean



Newham Deanery

Part of the Archdeaconry of West Ham in the Episcopal Area of Barking
Where the world meets.

Newham Deanery is conterminous with the London Borough of Newham, home of the 2012 London Olympics and home to over 350,000 residents (Census 2021).

We are so large that if we were elsewhere, we would be an Archdeaconry or even a Diocese. We have 24 churches, including two recent plants with no building. Our growth has come through our diversity, not just in styles of worship, but in the nationalities that find a home in an Anglican Church. Newham is where the world meets, and we have stipendiary vicars from at least ten countries, including Bulgaria, Myanmar, Brazil and Jamaica. In the last year, our church plants have added over 250 new members.

We have a strong chapter, and our Deanery has recently undertaken a wide-ranging listening exercise to understand more fully how God has been at work and how churches can support each other going forward. There is a very strong lay presence within the Deanery, ably led by our Lay Chair and Assistant Lay Chair. We are keen to ensure the gifts of the whole Church are explored and built up for the Kingdom of God.

If you come to Newham, expect God to do things to you and through you. We are not the last stop before retirement; we are mission-oriented and alive!

Rev Amy Stott,
Area Dean.

Our Vision

Ascension Church is a Church in the Community, for the Community in the 21st century.

As a parish Church we are committed to communicating the gospel of Jesus to those in our community. We are working alongside individuals and groups to see God's Kingdom grow in Custom House, seeking to live as witnesses to Jesus in all we do.

Ascension seeks to:

- Be rooted in the Bible in our teaching and encourage engagement with scripture, in order to understand more fully God's will for our lives.
- Be a resource for the mission, ministry, prayer and worship of the parish.
- Serve, in the most appropriate manner, the spiritual, social and practical needs of those in the area.
- Be a facility, which is available for locally based initiatives to address local issues, being a place of reconciliation and healing.

With God's help to be;

“A tree planted by rivers of water, spreading its branches over the community. So that whatever we do does not wither but prospers.”
(Ps 1 v 3)



Greetings from the PCC



As members of the PCC at Ascension Church, we welcome you with open arms, as we do all those who enter our community. We are committed to serving the Church whenever there is a need, and our PCC members bring expertise across a wide range of areas. Together, we make ourselves readily available to support the life and work of the Church whenever our services are required.

We value a Vicar who can support us to the maximum of their abilities and who can guide our Church through their teaching with patience and empathy, providing spiritual guidance and support appropriate to everyone according to their different individual and shared needs, natures and values.

The PCC asked the congregation to describe Ascension Church; these were the words which came up most often.

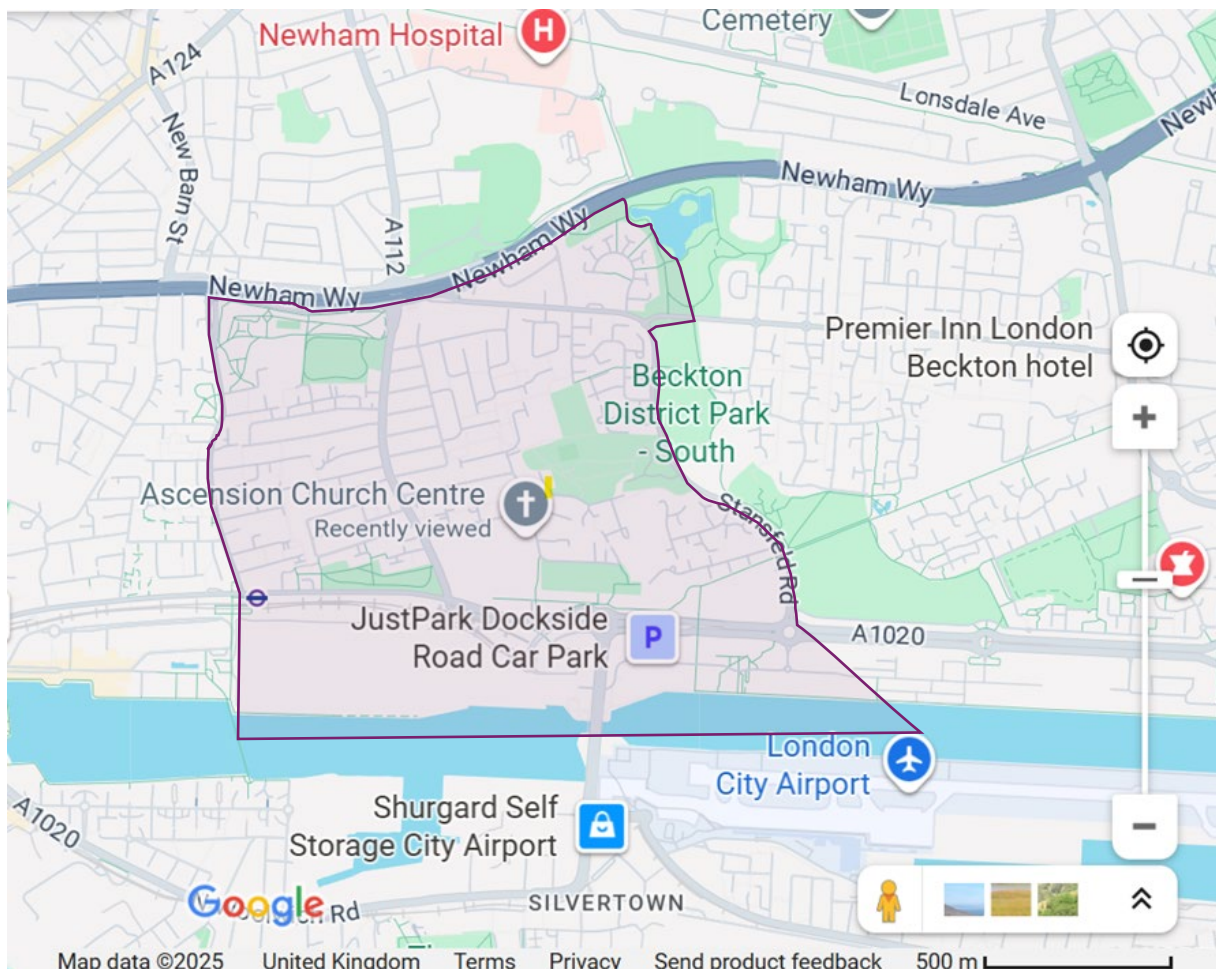


Our Parish

The Parish of Victoria Dock is bounded by Victoria Dock, Freemasons Road, the A13 (Newham Way) and Stansfeld Road, and is near the western edge of Chelmsford Diocese. It is predominantly residential with approximately four thousand homes, three small parades of shops, four primary schools and a community secondary school. London's only children's hospice also lies within the parish boundaries while Newham General Hospital is just outside. The ExCeL Exhibition Centre and many of its associated Hotels are also within the Parish Boundary.

The Parish is served by buses and the Docklands Light Railway (DLR) with easy access to the rest of the London public transport network.

Residents reflect a wide range of cultural and ethnic backgrounds, with strong Christian and Muslim populations alongside people of many other faiths and none. The area is home to both long-standing families and a highly mobile, transient population linked to temporary housing, migration, and the ebb and flow of work opportunities around the docks, ExCeL Centre, and wider London.



Our Parish

The parish is situated in an urban priority area. Levels of crime and anti-social behaviour are a concern locally, contributing to feelings of insecurity among residents. Unemployment, low wages, and the high cost of living place additional strain on many households, while pressures around housing and rapid regeneration create further challenges for community stability.

In spite of the well documented poverty in the region, East London has a reputation of generosity and warmth that is very evident in the local community and the Church. A key element of this community resilience is the Ascension Community Trust (ACT), the charitable outreach arm of the church. ACT delivers practical services, activities, and advocacy for more than a thousand local residents each year.

Ascension Church Centre is within easy walking distance of the primary schools in its parish, Scott Wilkie, Calverton, St Joachims (Catholic) and Rosetta, while The Royal Docks Academy (RDA) is next door to the church. Staff from Ascension have an active involvement in the life of three of these schools, and a previous incumbent sat on the governing bodies of two. One of our church wardens is also on the board of Governors at RDA. The schools face the challenges that come with high levels of deprivation, such as children from households experiencing poverty or where English is an additional language.

This combination of diversity, deprivation, mobility, resilience and community spirit shapes the life of the parish. It presents both challenges and opportunities for mission, worship, and service in a rapidly changing community. Ministry here is exciting, challenging, never boring and always brings something new.



Our Roots

Since its inception in the 1880s, Ascension has always sought to be a church at the heart of its local community. In the late 18- and early 1900s it was delivering the kind of community-based youth work that any church today would be proud of, including a swimming club which taught the children living near the docks to swim, while weekly attendances on a Sunday were over 600.



The closure of the docks in the second half of the 20th century led to massive unemployment, combined with an exodus into Essex, and by the end of the 1980s the church had dwindled to a handful of committed and prayerful individuals meeting in an increasingly derelict building. With closure a significant possibility, the congregation, diocese and Felsted School, long-term patron of the church, worked together to devise a package of renovation measures that would equip Ascension Church to continue to shape and support its community into the 21st century. Complete with an industrial kitchen, office space and community hall, the new-look Ascension church building was rededicated in December 1995.



Our Roots

Ascension returned to its roots, developing a wide-ranging programme of community intervention and support initiatives for young and old alike. The Church was originally part of a mission founded by Felsted School, who have faithfully continued to support the Church's work.

An appeal by the Felsted Mission Council in 1998 led to the appointment of the church's first fulltime youth worker. By 2001 it had become clear that to secure the level of funds necessary to sustain a significant level of community involvement, the church would have to

establish a separate charitable trust, and the Ascension Community Trust was born.

Today, Ascension Church, together with the Ascension Community Trust continues to work to fulfil its calling to be **a church in the community, for the community, in the 21st century, seeking to serve, in the most appropriate manner, the spiritual, social and practical needs of those in the area.** The resultant outreach focuses on all age groups, from children to our elder community, and has a full calendar of events throughout the year.



Meet the Church

Our Congregation

There is never a dull moment at Ascension Church! The congregation is vibrant and loving and clearly represents the profile of the parish. Our members include long-standing East-end folk, those who have moved here from different parts of the world and more recently, people seeking asylum. We are passionate that however long people are in Custom House for, they should feel at home here. We have many members with a rooted and mature faith, as well as newer Christians and seekers. We regularly run Alpha courses, and are blessed to have a baptistry, so full-immersion baptisms are an important and joyous part of church life.

Our worship

In our Sunday worship we value both word and sacrament. Good bible teaching is at the heart of how we learn and is valued by the congregation here. The practice of sharing communion together is also a key part of our worship. Our services could be described as informal yet liturgical, fun yet prayerful, and definitely a time when the Holy Spirit is at work.

Our current pattern is Communion three times a month and café-church once a month with discussion, music, teaching and creative prayer activities. We are blessed to have a number of singers and musicians who lead our sung worship.



Meet the Church

Due to the transient nature of the area and varying work patterns, attendance on a Sunday fluctuates. Currently, our weekly average is 36 adults and 10 young people. Ascension has seen slow and steady growth over a number of years. We believe we are called to continue growing and reaching out to our parish and beyond with the good news of Jesus Christ.

We pray morning prayer together three times a week and we also pray compline together once a week over Zoom. We would like to further develop our corporate prayer life and will look to a new incumbent to be a prayerful leader in this. Since Covid, we have streamed our Sunday services and stream our morning prayer twice a week. We are blessed with around 600 Facebook followers, and both our prayers and services support regulars, as well offering an opportunity for outreach.

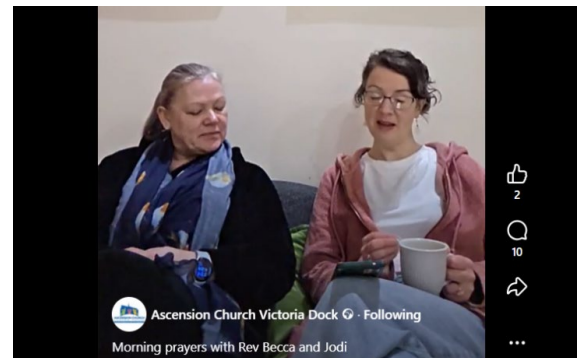
Our outreach

Much of our outreach is covered under the 'Ascension Community Trust' and 'Youth and Children's' sections but our congregation is committed to mission and evangelism. Each year, we join the NewWay Night shelter, opening up the church to homeless guests each week. Church members and members of the local community volunteer; hosting, cooking and staying overnight.

We also run regular events such as an annual community day, socials, meals and celebrations for festivals and seasons.

We currently have two bible study groups. One in a member's home and the other in church. Membership is committed but small. This is further area we would love to develop, with discipleship opportunities to engage more of the congregation and those beyond.

We recently started a monthly prayer walk, whilst delivering flyers offering to pray for people. We are excited to see where this will lead. Some church members are energised and ready for more evangelism and outreach and this is an area of potential development for us. There is a sense of a new season in our evangelism.



Meet the Church

Youth and children's work

The Sunday School group meets three times a month in the church hall. The group includes children aged 3 to 10 years, after which they transition to the older youth group. A small team of devoted volunteers lead the children in fun storytelling, games and crafts focused on the bible theme for the week. Resources currently used are from Sermons 4 Kids and Godly Play, which encourages a high level of interactive participation by the children.

The Sunday School team are working on developing a dedicated room to deliver Godly Play sessions. As we look to the future, we are open to learning new skills

to explore childhood spirituality. We are also prayerful for an increase in volunteers to enable us to separate the Sunday School into two groups, for a more targeted experience for children aged 3-6 years and those 7-10 years.

Youth Church likewise happens three times a month. We study, chat and pray together, and we work hard to keep the content relevant and life-focused. Our young people also get involved in church services by doing readings, writing and performing sketches and helping with the sound and audio. We love to encourage them in their gifts.



Meet the Church

Youth club is run on a Friday night with 2 sessions, Juniors (school years 2-6) and Seniors (school years 7-11). It is primarily an outreach to the young people in the parish. We provide a range of activities from sports and games to craft and cinema which helps stimulate creativity as well as encouraging a fit and healthy lifestyle. We use an active and direct approach to teach Christian values through play and affirmative action. The young people respond well to this. They are engaging and positive despite the challenges they face. The youth club is a beacon of hope for young people in the area who find comfort, safety and connection with peers.

Some of our young leaders recently received awards for their learning, growth and contribution to the community.

Beautiful Minds Toddler Group runs every Friday. Each week we offer activities that help the children with their motor skills: arts and crafts, messy play, soft play, colouring and many fun activities. We also remember major celebrations such as Christmas, Easter and Remembrance Day and we offer free entry, snacks and hot drinks for adults. Here is some recent feedback from a local community member:

'I have just got back from spending the morning at this wonderful playgroup. From the moment we walked through the doors we were welcomed with smiles. The children loved the activities which catered for all different ages and abilities. A little gem hidden away.'



Meet the Church

Schools work

Working with Newham-based 'faith in schools' we visit local primary schools to take lessons and assemblies. At Christmas, our closest primaries also visit church for interactive nativities with us. We enjoy hosting the Christmas journey which sees up to 400 year 1 children experiencing the Christmas story for themselves. Other great local partnerships are 'Access', a youth-for-Christ event run for local youth, XLP youth programme and Shipman youth centre which is in our parish. This has recently been renovated and is a great local space for young people.

The staff team

Whilst our new vicar will be joining a great big team, in particular the staff team includes Leanne, our part-time administrator, Jodi, our full-time youth and children's worker and Becca, Associate minister at Ascension (Becca's contract ends Dec 2026). You will be joining a hard-working, committed team.

Ascension has regularly supported and nurtured curates and it is hoped this can be continued in the future.

We are also blessed to have Sarian in the congregation, a retired priest who has recently joined the church and who leads, preaches and presides on a Sunday. One of our church wardens preaches, and is considering lay ministry training, and we also have a church member who leads services as well as many people who read, pray and help with many other elements of worship.



Meet Ascension Community Trust

Ascension Community Trust (ACT) grew out of Ascension Church. It was set up to manage and maintain resources and projects on behalf of the church. ACT's independent charitable status increases its fundability, facilitating a close relationship with the church whilst protecting it from financial liability.

ACT is overseen by a board of trustees. The PCC is well represented on this board and the incumbent of Ascension Church is traditionally invited to become the chair of trustees to ensure an ongoing close working relationship between the church and trust. Day-to-day, ACT is overseen by our CEO, Vicky Torrance.



Some of our staff and volunteers at the recent community Christmas lunch

Meet Ascension Community Trust

The charitable objects of ACT are:

- ① The advancement of religion.
- ② Relief of poverty, hardship, or distress.
- ③ Advancement of education.
- ④ Preservation and protection of public health.
- ⑤ Promotion of any other charitable purpose.



ACT's five-year mission objectives were*

To reduce isolation and loneliness amongst the elderly.	To improve the health and wellbeing of the local community, with a focus on mental health.	To reduce the vulnerability of struggling families.
To integrate the community through community spaces, social activities and volunteering.	To improve the education of local young people through the provision of activities, including sport.	To improve individuals' own ability to address their issues by providing advice and support for money, benefits and employment.

*These objectives were set in 2018, and trustees are in the process of reviewing them.

Meet Ascension Community Trust

The latest accounts on the charity commission were for year ending March 2024 shows income of £331,141 and expenditure of £400,000. At the time of writing, the year ending March 2025 accounts are being finalised with a turnover of £523,706.

ACT runs several projects that seek to meet the practical needs of the community, whilst also empowering local people and building confidence.

Most projects take place in the church building and members of church volunteer and work with ACT. We are always keen to deepen links between the church congregation and ACT, to ensure unity and the sense that we are all part of one organisation.

Projects

Foodbank ACT oversees the governance, communication and warehouse function for Newham District Foodbank. ACT also runs one of the three distribution points (the others being St John's at North Woolwich and Bonny Downs Community Association at East Ham).

Newham District Foodbank provides emergency food four days a week across the year. The foodbank is open each Thursday morning. Families and individuals are referred from local agencies, and they then come and collect a food parcel. We are privileged that we also partner with some local food providers, meaning that we are often able to offer fresh fruit and vegetables, dairy products.

Foodbank volunteers aim to welcome everyone who comes to the foodbank with compassion, kindness and a listening ear. A free hot meal is provided each week along with the chance to chat with a volunteer and be referred to our Welfare Benefits Advisor.



Foodbank facts

- 2 members of staff
- 10 volunteers
- 25–30 beneficiaries per week

Meet Ascension Community Trust

ACT's Welfare Benefits Advisor visits all three foodbanks providing advice on:

- welfare benefits and Personal independence claims
- fuel hardship/arrears
- access to freedom passes and disabled parking
- signposting to legal advice, housing advice, immigration advice and debt advice via our network of community partners.

Ascension Football Academy

Ascension Football Academy aims to provide a safe environment in which young people aged 7-14 can play and improve their football skills through Football Association-qualified coaching. ACT's coaches are committed to improving the wellbeing of young people by building their life skills and supporting their overall health. Twice a year we also run a football academy week via 'ambassadors', who send a team over to Custom House. Here, we play football and also look at gospel themes together.



The project is run by one part-time manager and two part-time coaches each week, with 10–20 beneficiaries per week.

Supported volunteers project

Three times a week, adults with additional needs come to ACT and cook meals, guided by our staff. They learn basic skills such as preparing, cooking and serving. They recently completed food and hygiene certificates. The supported volunteers project empowers those who take part and is also a huge blessing for our staff, as there is a stream of home-cooked healthy food to eat! Trips out to London landmarks are thoroughly enjoyed by volunteers as part of the programme. The project is run by our Complex Needs Manager and supported by two other members of staff.

Community Meal

Once a week we throw the doors open wide to the community and enjoy a two-course hot lunch together. Prepared by our staff and supported volunteers, it is an opportunity to build community and bring people together. The lunch is attended by local people, those who live alone, adults with additional needs and – often – people who just need a hot meal.



Meet Ascension Community Trust

During the session, we also run accessible art projects, to enable creativity and greater cohesion. A Christmas meal with dancing and celebration is also an important and valued event, attracting 80 people last year.



Community Meal facts

- Run by 4 members of staff
- Supported by 4 volunteers
- 40–60 beneficiaries each week

English class (ESOL)

Once a week, ACT runs a conversation group to enable individuals to improve their language, make friends and build community. This project is run by one visiting staff member for 5–8 beneficiaries per week.

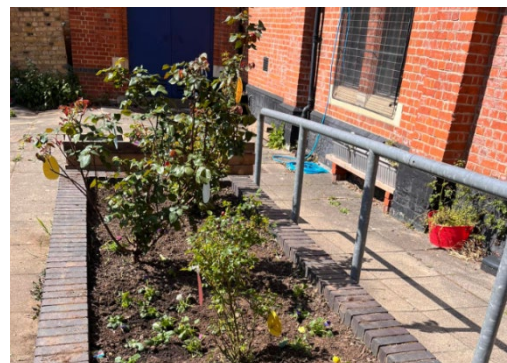
Emotion in motion

Led by our administrator who is herself Iranian, we enjoy Persian dancing classes each Wednesday evening. This is a wonderful way to bring people from different countries together, around the shared language of dance. The main purpose is to relax and have fun together, but we have also led showcase events where others are invited to watch and learn dances, and these events have been themed to reflect the different countries which members are from.



Gardening

Following consultation with local people seeking asylum, it became clear that many feel disempowered by the asylum process, and by their housing and immigration status. It was also clear that many living in hotels miss green spaces and the opportunity to garden. As a result, an informal gardening group started, led by the asylum seekers. They meet once a week and have done an amazing job cleaning and tidying the church garden. The next stage is to start planting.



Meet our sponsors at Felsted

The Church enjoys a strong and cherished partnership between Felsted School and the 'Mission Church' which continues to go from strength to strength today.

History of our Partnership

The link between the Ascension Church and Felsted School began in the mid-nineteenth century when the Assistant Curate of Canning Town, an alumni of Felsted School, brought the Royal Docks area to the attention of the school's Headmaster. The subsequent fundraising campaign led to the building of a small 'Mission Church' in 1887 on Baxter Road.

By 1891 – just four years later – the congregation had outgrown its first home. The Felsted School Mission Association contributed to the £5,500 cost of building a new church and a former Felsted student, JEK Cutts, was appointed as architect. The new Mission Centre was dedicated on Ascension Day, 8th May 1902.

Felsted School and The Royal Docks Academy have recently developed a partnership.

The Foundation Deeds of Felsted School outline the Christian Ethos and the aim of the school is:

“(whereby) the youth is relieved and brought up in the knowledge of good learning and of thy holy word and sundry poor folks mercifully comforted to the glory of thy holy name beseeching thee as well to give us thy grace.”

Written in 1564 by Richard Lord Riche, these words established the school and continue to encourage our community to consider Christ and his grace today. As part of our determination to 'develop character and make a difference' the school seeks to support the Ascension Church by raising awareness, encouraging volunteering and raising funds.



By Felsted School by Chris Heaton, CC BY-SA 2.0,
<https://commons.wikimedia.org/w/index.php?curid=164588730>

Meet our sponsors at Felsted

The partnership for today and for the future

Ascension staff regularly visit Felsted School to speak in Chapel, lead R.S. Lessons and take part in various events. Teams of pupils, staff and parents often visit the church to volunteer and build links. Pupils help with our community meal, night shelter and they have come to Ascension to perform music concerts for the local community.

The Chaplain of Felsted School is The Reverend Nigel James Little, who has been in post for 14 years. Nigel was previously a Vicar in Kingston Upon Hull, and Associate Vicar in Highgate, London. We are hopeful that we can continue to pave the way for new and exciting developments in the links between the Church and the School.



Photos of gifts from 'Christmas cheer', donated each year by Felsted and a recent visit to Tesco by students, to help with our food collection.

Where do we want to be?

We asked the church congregation and members of Ascension Community Trust how we should develop.

5 themes emerging from the church congregation,

1. **Everyone using their gifts:** We feel that we are in a good position to discern gifts, form teams, train, empower and let leadership thrive amongst the congregation.
2. **Reaching out and sharing faith:** Along with our strong social action we would love to share our faith more explicitly.
3. **Grow in discipleship :** We would like to strengthen and grow our Bible study groups, as well as creating more opportunities for discipleship, to engage the congregation and beyond.
4. **Supporting our young people:** Supporting our youth team in discipling our young people, enabling their leadership and connecting with other churches.
5. **Developing our musical worship :** Growing our music group, introducing an ever wider range of music, using music in creative ways in our worship.



3 themes emerging from Ascension Community Trust,

1. **Moving into empowerment:** Along with our current focuses, which meet important needs, we would like to move towards a charity model which is even more focused on empowerment: providing opportunities for people to train, discover, take ownership and use their gifts.
2. **'Getting our ducks in a row':** Following a challenging period, we are now sorting policies, procedures and compliance. We are also looking at management structure, making roles clearer and looking forward, how we can become more sustainable financially.
3. **Re-establish our children's and youth focus:** We used to run an after-school club, but this recently closed due to decreased need. We now plan to undertake local surveys, detached work and research, around how best we can serve our local young people.



What are we looking for in a new vicar?

With all of this in mind, we would hope for a new vicar who is :



Kind
Family Oriented
An enabler
Passionate
Filled with God's love
Ready for anything which the day might bring!
Down to earth



Someone who can:

Understand and appreciate the community
of Custom House
Help support the running of a charity like Ascension
Community Trust.

Help strengthen the link between Ascension Church and Ascension
Community Trust and retain a strong partnership.

Help the church to grow in evangelism
and discipleship
Help each person flourish and grow



Is this you?

If so, we cannot wait to meet you.

Finances

In general, Ascension income exceeds our expenditure. We focus on discipleship giving, and we make use of our large car park and church hall as income streams. Over the past twelve months our expenditure exceeded income (some of the reasons for this are in italics below) The PCC are doing some work on this, both looking to make the most of our income streams and look carefully at how we are spending money.

General Fund Income And Expenditure

	2024	2025
Income	£	£
Gift aid	17,866	9,096
Other planned giving	1,025	420
Loose plate collections (GASDS)	3,540	2,110
Rent from car park	24,334	6,922
Office rent ACT	7,000	3,615
Church centre lettings	25,546	10,632
Total	79,311	32,795
Expenditure		
Charitable giving	834	300
Parish share	17,296	10,890
Salary of parish administrator	4,122	7,625
Food and supplies	1,501	1,243
Church running (insurance, maintenance)	20,398	6,681
Cleaning and supplies	8,488	4,014
Church utilities (electric, gas, water)	22,557	13,576
Total	75,196	44,329
Excess of income over expenditure	4,115	-11,534

Rent from car park lower in 2025 due to construction work being finished

Church centre lettings also decreased due to closure of after school club

The Property: Church and Vicarage

The Church Centre

Ascension Church is blessed with significant resources that facilitate a wide range of activities. Built between 1903 and 1907, the building has subsequently been subdivided to create spaces that provide extensive facilities. Services are held in what was originally the chancel with a side chapel that now houses a beautiful baptistry.

The original nave and aisle have been repurposed to provide the church with a large hall and reception area, supported by a well-furnished kitchen. An additional side room offers a further discrete meeting space, and the building has been divided vertically creating offices on the upper floor.

One unusual feature of the church is that it does not front directly onto the road. This is because the road layout has been changed, and the council offered the church the former roadway as a car park. This valuable resource is used in a variety of ways, including providing parking, accommodating community fun days and outdoor services. It also houses a container used for our foodbank.

To the rear of the church there is an additional paved area with a raised flower bed, which is used for more private outdoor activities such as barbecues and children's events.

The Vicarage

The church also benefits from a modern, purpose-built three-storey vicarage located adjacent to it on Baxter Road. The ground floor provides a large, flexible meeting room incorporating space for a study, along with a well-appointed utility room and store as well as toilet facilities.

The upper floors provide the private living accommodation. The first floor includes a spacious



The Property: Church and Vicarage

living room with a balcony overlooking green space, as well as a large kitchen diner and a bathroom. The remaining floors contain four generously sized bedrooms, one of which is en-suite, together with an additional bathroom.

Externally, the property includes a gated driveway and garage to the front, and a low-maintenance, west-facing rear garden with a gate providing access to the paved area behind the church. Church members are happy to assist with its maintenance.



Ground floor meeting room / study



Ground floor lobby



First floor balcony