



Not to Scale. Produced by The Plan Portal 2024  
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Approximate Gross Internal Area  
1074 sq ft - 100 sq m

**Normandale**

**BURGESS & CO.**  
01424 222255

Flat 8 The Normans, Normandale, Bexhill-On-Sea, TN39 3NU

£269,950 Leasehold -  
Share of Freehold



**01424 222255**

Burgess & Co are delighted to bring to the market this exceptionally spacious two bedroom first floor flat forming part of this well-maintained purpose built block. Situated in the popular Collington area of Bexhill being within close proximity to Collington train station, the seafront and Bexhill Town Centre with its range of shops, bus services, mainline railway station and iconic De La Warr Pavilion. This superb property offers accommodation to include an entrance hall, a 17'11 living room/diner, a modern fitted kitchen, two double bedrooms and a modern shower room. Further benefits include double glazed windows, gas central heating, an immaculate standard of decoration throughout and attractive views across Bexhill. To the outside there are surrounding communal gardens, a garage in block and unrestricted on street parking. Viewing is considered essential to appreciate the quality and size by vendors sole agents.

**Communal Entrance Hall**

With entry-phone system, stairs or lift rise to all floors.

**First Floor**

With private front door to

**Entrance Hall**

With radiator, entry-phone system, three storage cupboard (one with electric).

**Living Room/Diner**

17'11 x 16'6

With radiator, dual aspect with double glazed window to the side & rear.

**Kitchen**

11'8 x 9'10

Comprising matching range of wall, base & drawer units, worksurfaces, inset sink unit, tiled splashbacks, fitted eye level oven, inset electric hob with extractor hood over, space for washing machine, space for fridge/freezer, double glazed window to the front.

**Bedroom One**

16'5 x 12'0

With radiator, built-in wardrobe, double glazed window to the side.

**Bedroom Two**

17'3 x 11'10

With radiator, built-in wardrobes, window to the front & side.

**Shower Room**

Comprising walk-in shower cubicle, low level w.c, vanity unit with inset wash hand basin & mixer tap, partly aqua panelled walls, heated towel radiator, double glazed frosted window to the side.

**Separate W.C**

Comprising low level w.c, wash hand basin, double glazed frosted window to the side.

**Outside**

There are well maintained communal gardens surrounding the building.

**Garage**

Located in nearby block with up & over door and power connected.

**NB**

There is the remainder of a 999 year Lease from 29 September 1977 to include a share of the Freehold. We have been advised that the service charges are approximately £2,200 per annum to include hot water & central heating. Council tax band: C

