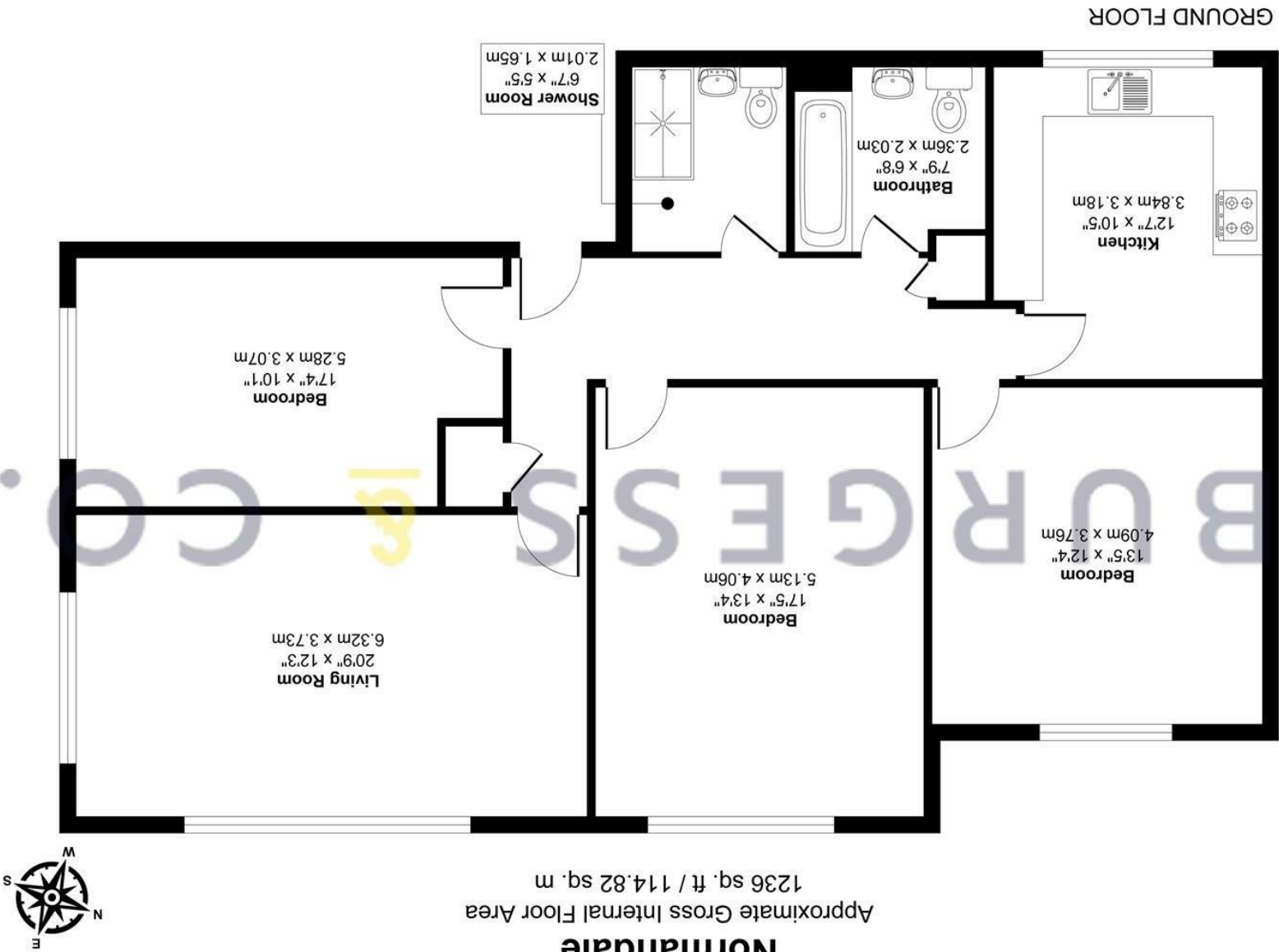




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BURGESS & CO. Flat 3 Normandale House Normandale, Bexhill-On-Sea, TN39 3NZ
01424 222255

£289,950 Leasehold –
Share of Freehold



Burgess & Co are delighted to present to the market this deceptively spacious three double bedroom ground floor flat forming part of this purpose built block. Situated in a favoured area of Collington being within close walking distance to Collington railway station, Bexhill Town Centre with its array of shops, restaurants, mainline railway station and iconic De La Warr Pavilion. The property has been recently renovated by the current owner and is immaculately presented throughout. The accommodation comprises an entrance hall with storage, a living room, a modern kitchen, three double bedrooms, a modern shower room and a modern bathroom. Further benefits include gas central heating, double glazing, a single garage in block, well maintained communal garden and a Share of Freehold. Viewing considered essential with sole agents.

Communal Entrance Hall

With entry-phone system, private front door to

Entrance Hall

With entry-phone system, two storage cupboards.

Living Room

20'9 x 12'3
With radiator, feature surround, wooden flooring, dual aspect with two double glazed windows.

Kitchen

12'7 x 10'5
Comprising matching range of modern wall & base units, worksurfaces, inset stainless steel sink unit, fitted electric hob with extractor hood over, fitted eye level oven, integrated wine rack, space for dishwasher & washing machine, space for American style fridge/freezer, radiator, wall mounted boiler, double glazed window.

Bedroom One

17'5 x 13'4
With radiator, wooden floor, double glazed window.

Bedroom Two

17'4 x 10'1
With radiator, wooden flooring, double glazed window.

Bedroom Three/Dining Room

13'5 x 12'4
With radiator, wooden flooring, double glazed window.

Bathroom

7'9 x 6'8
Comprising panelled bath with shower over & screen, vanity unit with inset wash hand basin & low level w.c, tiled walls & floor, double glazed frosted window.

Shower Room

6'7 x 5'5
Comprising walk-in shower cubicle, vanity unit with wash hand basin & low level w.c, tiled walls & floor, extractor fan.

Outside

To the outside, there are well maintained communal gardens.

Garage

Located in a block with up & over door as well as power.

NB

We have been advised this property comes with a Share of the Freehold, with the remainder of a 999 year Lease from 29 September 1977. The service charge is £1169.40 per year to include buildings insurance, cleaning of communal areas, window cleaning and communal gardening. No pets allowed. Council tax band: C

