RUSH WITT & WILSON

2 Insley Court, Normandale, Bexhill-On-Sea, East Sussex TN39 3NS
£240,000

A two bedroom ground floor apartment, situated in this sought after location of Collington Bexhill, within easy access of Collington train station, Bexhill town centre and seafront. Offering bright and spacious accommodation throughout the property comprises dual aspect living/dining room, two double bedrooms, fitted kitchen and modern bathroom suite. Other internal benefits include gas central heating to radiators and double glazed windows and doors, externally the property boasts stunning communal gardens and garage en-bloc. Viewing comes highly recommended by RWW sole agents Bexhill. Council Tax Band C.

Private Entrance Hallway
With large under stairs storage cupboard, radiator, additional storage cupboard.

Living/Dining Room
28'2" x 12'4" (8.59 x 3.77)
Dual aspect with windows to the front southerly and rear elevation, double radiator.

Kitchen/Breakfast Room
14'5" x 9'10" (4.4 x 3.00)
Fitted kitchen with a range of matching wall and base level units with laminate straight edge worktop surfaces, one and half bowl sink with drainer and mixer tap, integrated electric oven, space for freestanding fridge and freezer, space and plumbing for washing machine, integrated dishwasher, four ring electric hob with extractor fan above, double glazed windows to the front elevation.

Bedroom One
14'4" x 14'4" (4.38 x 4.38)
Double glazed windows to the front and side elevations, built in wardrobe cupboards with hanging space and shelving, double radiator.

Bedroom Two
14'11" x 11'11" (4.56 x 3.65)
Windows to the rear elevation overlooking the rear communal gardens, double radiator, built in wardrobe cupboards with hanging space and shelving, wash hand basin with hot and cold tap.

Bathroom
Modern bathroom suite comprising wc with low level flush, vanity unit with wash hand basin and mixer tap, panelled bath with chrome controls and additional hand/shower attachment, chrome heated towel rail, tiled walls, tiled floor, obscured double glazed windows to the rear elevation.

Outside

Communal Gardens
Mainly laid to lawn wrapping around the building.

Garage En-Bloc
With up and over door.

Lease and Maintenance
SHARE OF FREEHOLD. Remainder of 999 year lease from 1977. Maintenance Approx £1400.00 per year.

Agents Note
None of the services or appliances mentioned in these sale particulars have been tested.
It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

GROUND FLOOR
1059 sq.ft. (98.4 sq.m.) approx.

TOTAL FLOOR AREA : 1059 sq.ft. (98.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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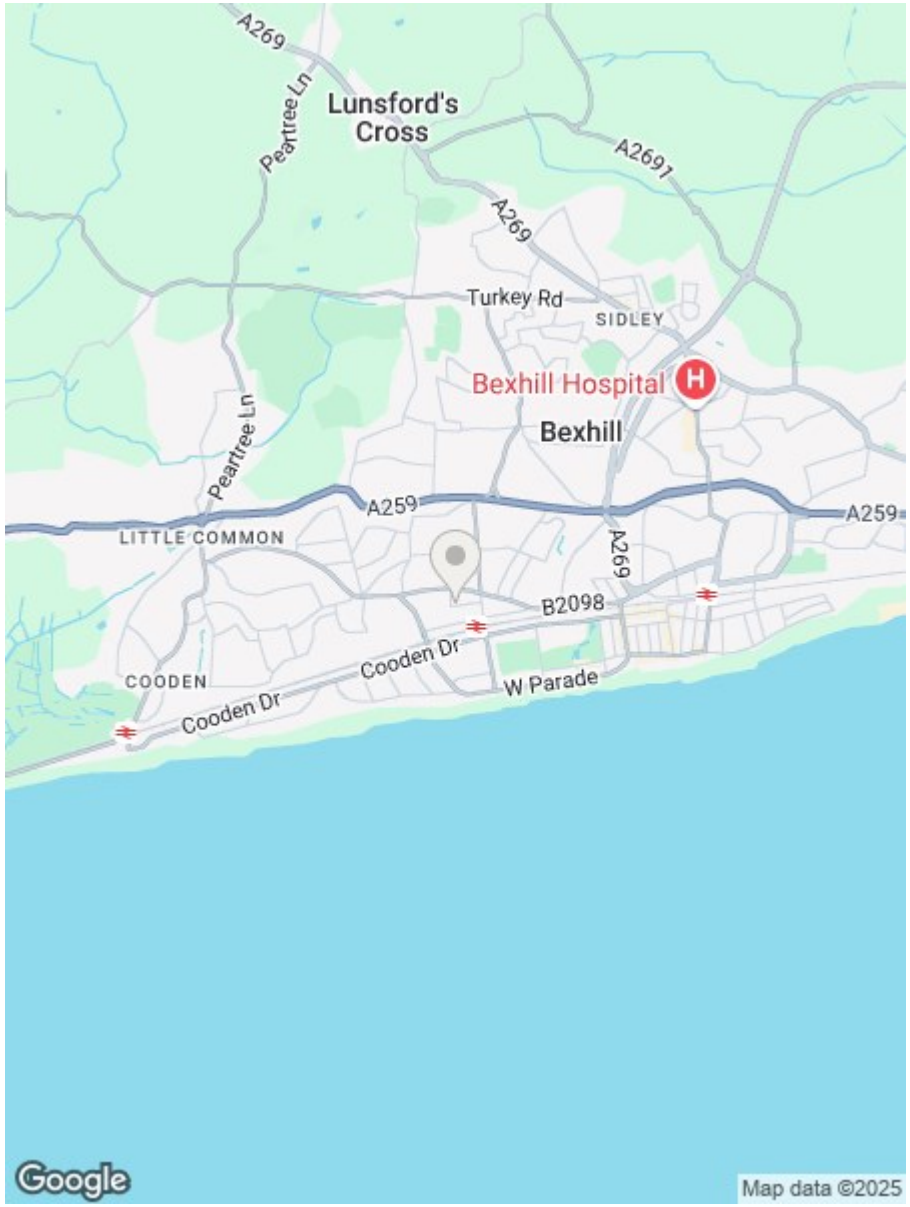

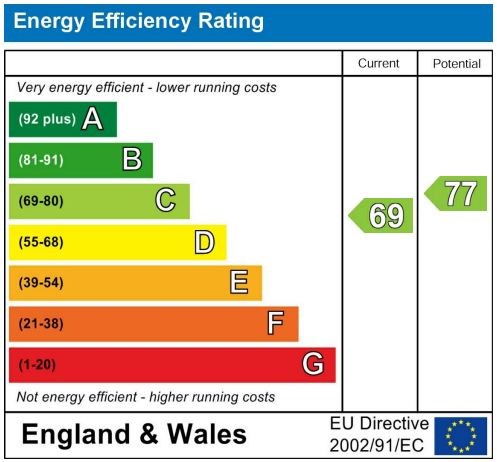

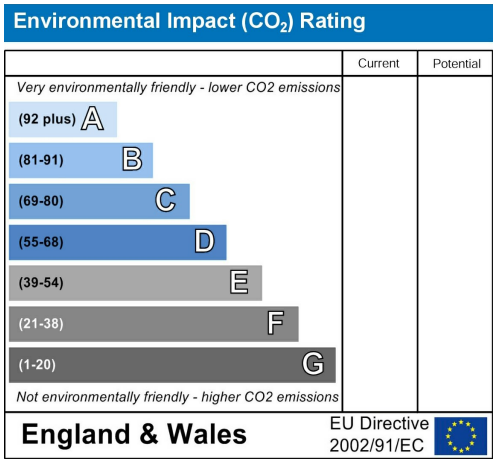

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