

**RUSH  
WITT &  
WILSON**



**9 Normandale House Normandale, Bexhill-On-Sea, East Sussex TN39 3NZ  
£250,000**

**A stunning two double bedroom first floor purpose built flat, spacious and bright, beautifully presented, VACANT POSSESSION, gas central heating system, double glazed windows and doors, modern kitchen with fitted appliances, fitted bathroom, viewing comes highly recommended by RWW sole agents.**



**Communal Entrance Hall**

With stairs to first floor.

**Private Entrance Hall**

Entryphone system, built in linen cupboard, single radiator, storage cupboard with shelving.

**Living Room/Dining Room**

18'10 x 26'10 (5.74m x 8.18m)

Dual aspect with windows to both the front easterly and rear westerly elevations, double radiator, feature fireplace with electric real flame fire.

**Kitchen/Breakfast Room**

11'3 x 10 (3.43m x 3.05m)

Window to the westerly rear elevation looking over the beautiful communal gardens, modern fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, one and half bowl single drainer sink unit with mixer tap, integrated washing machine, integrated dishwasher, integrated oven and grill with gas hob, electric extractor canopy with light, integrated fridge and freezer, space for table and chairs, double radiator, wood effect flooring wall mounted combination central heating and domestic hot water boiler, tiled splashbacks.

**Bedroom One**

15'8 x 11'9 (4.78m x 3.58m)

Windows to the rear westerly elevation, double radiator, fitted wardrobe cupboards.

**Bedroom Two**

13'1 x 14'10 (3.99m x 4.52m)

Window to the front elevation, double radiator, fitted wardrobe cupboards.

**Bathroom**

Modern suite comprising panelled bath, hand shower attachment with folding shower screen, wc with low level flush, pedestal wash hand basin, single radiator, tiled wall and tiled floor, obscured glass window to the rear elevation.

**Communal Gardens**

Well kept communal gardens.

**Garage En-Bloc**

Metal up and over door and light.

**Lease And Maintenance**

Maintenance £77 p/m, Lease TBC.

**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.







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
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