

**RUSH  
WITT &  
WILSON**



**10 Insley Court Normandale, Bexhill-On-Sea, East Sussex TN39 3NS  
£269,000**

**A rare opportunity to acquire this impressive and substantial three bedroom ground floor purpose built flat with garage ideally located in this highly sought after location of Collington with easy access to local amenities and transport links. Offering bright and spacious accommodation throughout the property comprises double aspect lounge/diner, modern fitted kitchen/breakfast room, three double bedrooms and two shower rooms. Other internal benefits include gas central heating to radiators and double glazed windows. Externally the property offers a single garage en bloc and well kept communal gardens that surround the property. Conveniently situated in this highly sought after location within easy walking distance of Collington railway station, Tesco Express and still only a short walk from Bexhill Town Centre, Beach and Seafront. Viewing comes highly recommended by Rush Witt & Wilson to appreciate this spacious flat in this popular location offered with NO ONWARD CHAIN.**



### **Communal Entrance**

With entryphone system leading to:

### **Communal Hallway**

The flat is located on the ground floor, services cupboard housing the electric meter.

### **Internal Front Door**

Leading to a large hallway.

### **Hallway**

Radiator, storage cupboard with slatted shelving and two storage cupboards both with fitted shelving and one housing the electric consumer unit. Entryphone.

### **Kitchen/Breakfast Room**

15'10" x 8'8" (4.85 x 2.66m )

Double glazed window to front elevation. Modern fitted kitchen with a range of matching wall and base level units with laminate roll edge worktop surfaces, stainless steel single sink with drainer and mixer tap, integrated under counter freezer, integrated slimline dishwasher, integrated washing machine, worktop mounted gas hob with fitted extractor hood above, integrated eye level electric double oven and grill, space for free standing fridge/freezer, part tiled walls, tiled floor.

### **Lounge/Dining Room**

19'10" x 12'4" (6.05 x 3.77 )

Double aspect double glazed windows to the front and side elevations, radiator, feature fireplace with fitted electric fire.

### **Bedroom One**

17'10" x 11'11" (5.44m x 3.64m )

Double glazed window to side elevation, radiator, built-in wardrobe with sliding doors comprising hanging space and shelving.

### **Bedroom Two**

15'10" x 11'11" (4.83 x 3.65 )

Double glazed window to side elevation, radiator.

### **Bedroom Three**

13'6" x 8'3" (4.12 x 2.52 )

Double glazed window to side elevation which overlooks the communal gardens, radiator.

### **Shower Room One**

Obscured double glazed stained glass window to side elevation, heated chrome towel. Modern suite comprising pedestal mounted wash hand basin, low level w.c. and large walk-in shower cubicle with wall mounted shower controls and shower attachment, part tiled walls, tiled floor, bathroom light with shaver point.

### **Shower Room Two**

Heated chrome towel rail. Modern suite comprising pedestal mounted wash hand basin, low level w.c., walk-in shower cubicle with wall mounted shower controls and shower attachment. Bathroom light with shaver point, part tiled walls, extractor fan.

## **OUTSIDE**

### **Garage**

Single garage en bloc with up and over door.

There are also two further residents parking bays on a first come first served basis.

### **Communal Gardens**

Well maintained communal gardens.

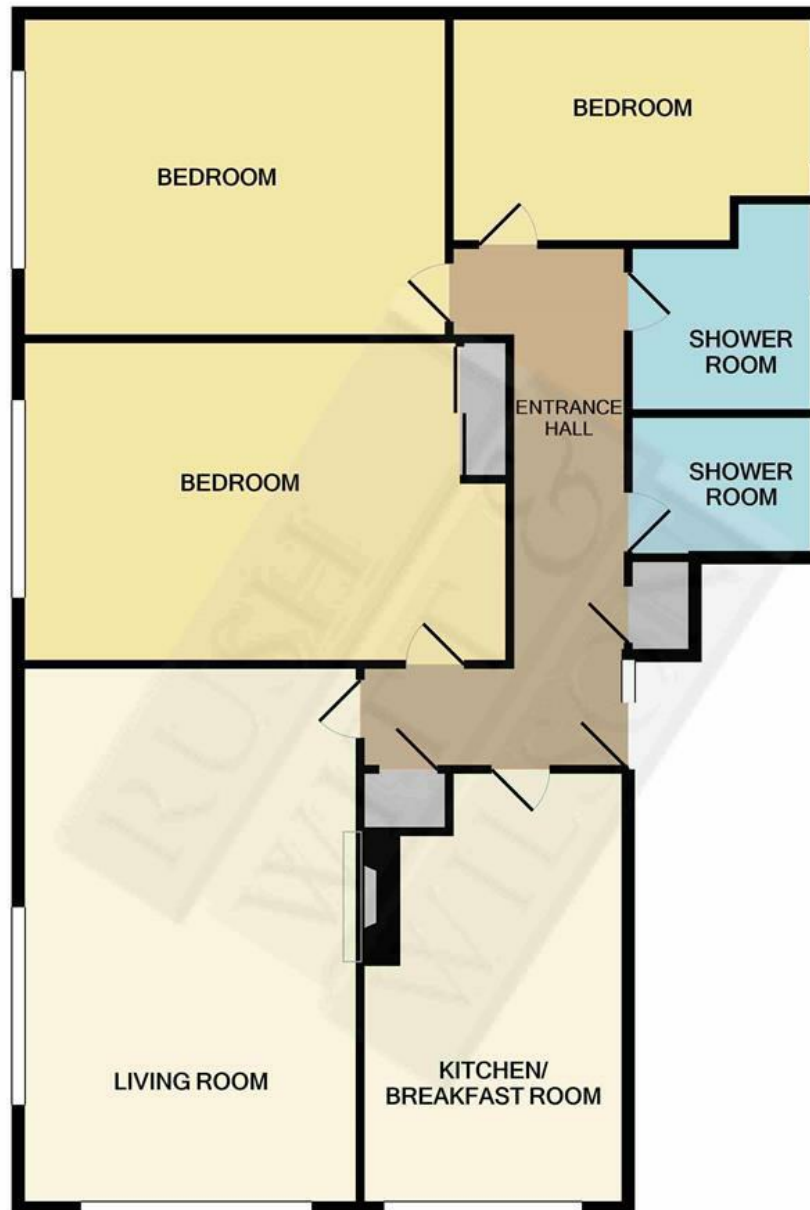
### **Lease & Maintenance**

Share of Freehold. 955 years remaining on the lease. Service Charge TBC

### **Agents Note**

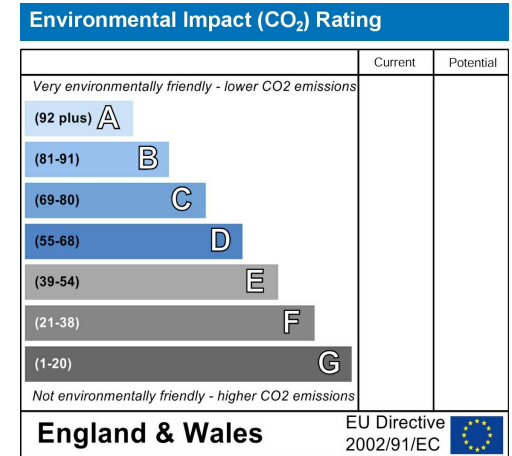
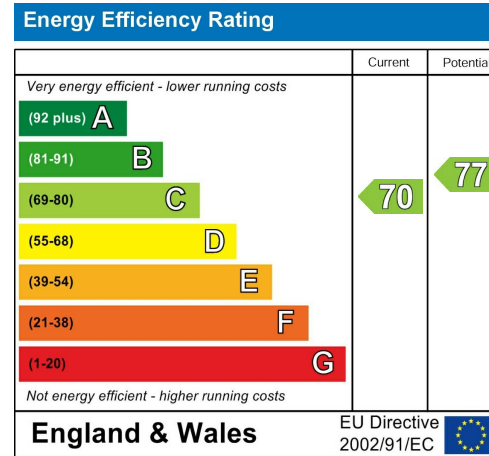
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose





TOTAL APPROX. FLOOR AREA 1139 SQ.FT. (105.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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