

**RUSH
WITT &
WILSON**



**9 Normandale House Normandale, Bexhill-On-Sea, East Sussex TN39 3NZ
Offers In Excess Of £235,000**

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, 995 years approx

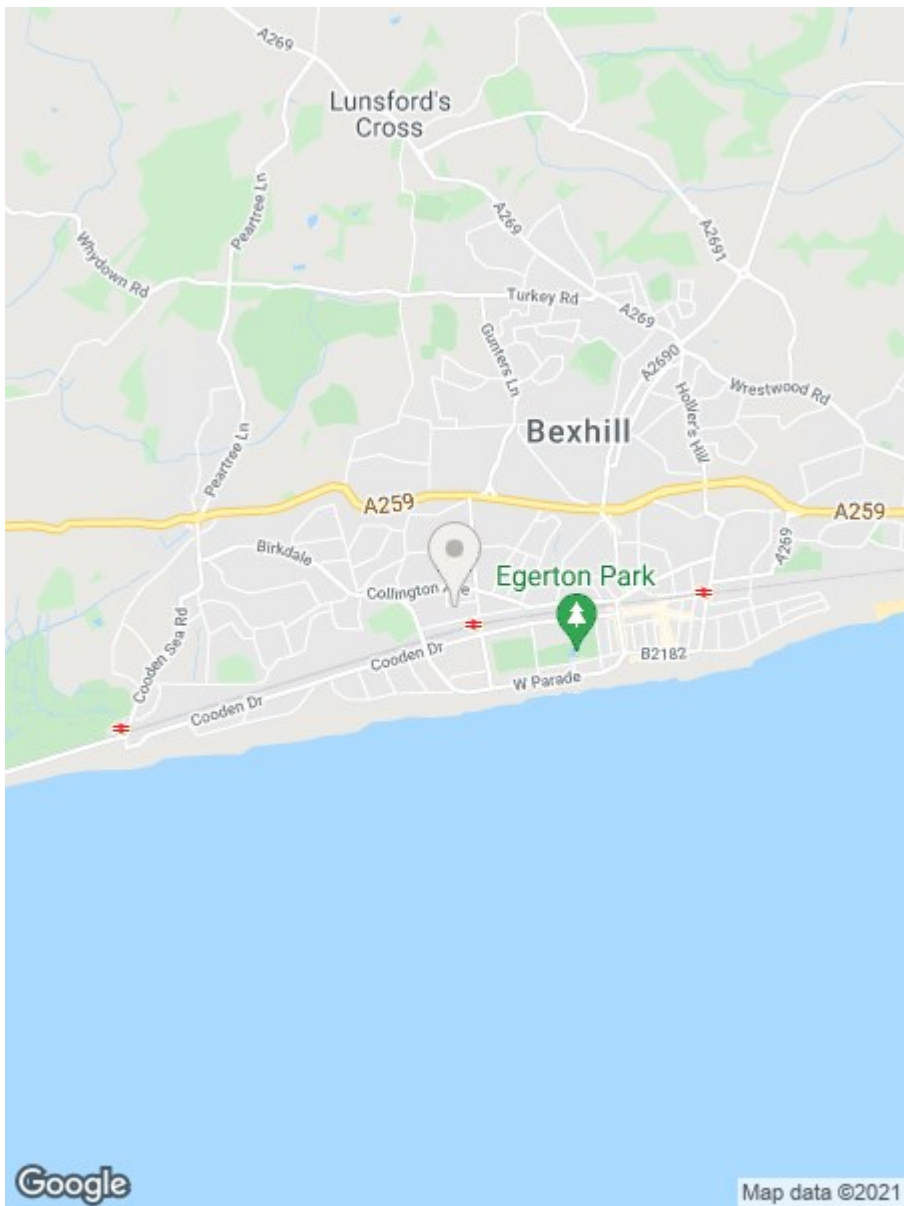
Agents Note

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.





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

| Environmental Impact (CO ₂) Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not environmentally friendly - higher CO₂ emissions</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

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