



BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£299,950 Flat 9 The Saxons, Normandale TN39 3NT
🛏️ 2 Bedroom 🚿 1 Bathroom 🛋️ 1 Reception



AT A GLANCE...

In the highly desirable Collington area of west Bexhill, this substantial apartment occupies part of the second floor of a well-regarded purpose-built building. Share of freehold, no onward chain, a garage en-bloc are just some of the characteristics of this apartment.

Accommodation includes: Lift & stair access to the second floor. With its south-facing orientation and generous size, the open plan living and dining areas boast stunning distant sea views and abundant natural light. There are matching wall and base units in the modern fitted kitchen, along with an oven and hob that are integrated. Additionally, the apartment features two spacious double bedrooms with fitted wardrobes, as well as a shower room and cloakroom. Communal gardens surround the building and there is a garage en-bloc. A viewing of the property is recommended in order to appreciate the space and light it offers.

Flat 9 The Saxons, Normandale, Bexhill-on-Sea, East Sussex, TN39 3NT

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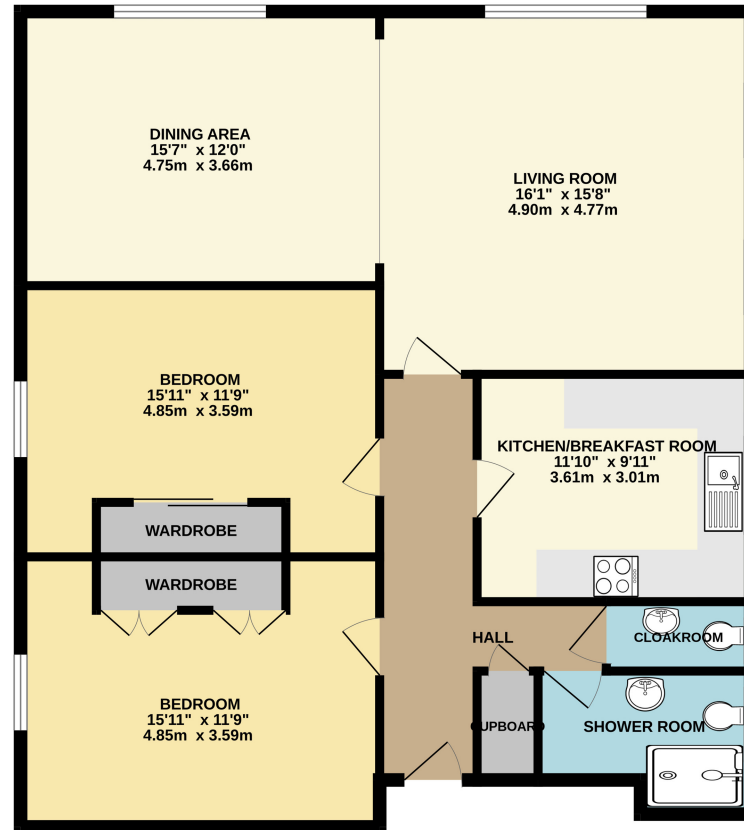


Key Features:

- Substantial Purpose Built Apartment
- Two Large Double Bedrooms
- Garage En-Bloc
- Share Of Freehold
- Modern Kitchen/Breakfast Room
- Shower Room & Separate WC
- No Onward Chain
- Popular Collington Location


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GROUND FLOOR
1094 sq.ft. (101.7 sq.m.) approx.



TOTAL FLOOR AREA : 1094 sq.ft. (101.7 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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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only and approved details should be requested from the agents.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	75	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

Lease & Maintenance Information

Tenure - Share of freehold

Lease term - In excess of 900 years remaining

Ground rent - N/A

Run by residents association.

Service charge - Between £1200 -£1500 per annum depending on maintenance schedule. Service charge includes all water rates and gas central heating.

Permission for pets must be sort.

Location

The property forms part of a purpose built block in the sought-after Collington location in West Bexhill. Within a very short walk, you will find a Collington parade with a useful Tesco express, Pharmacy, Hairdressers and Doctors' surgery. Bexhill Town Centre is just 0.6 miles away with a selection of day-to-day shops and well-regarded restaurants. Collington train station is just 0.3 miles away offering regular routes into Hastings, Eastbourne, Brighton, Gatwick & London Victoria.

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