



BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£499,950 17 Normandale, Bexhill-on-Sea, East Sussex TN39 3LU
🛏️ 4 Bedroom 🚿 3 Bathroom 🛋️ 4 Reception



AT A GLANCE...

This substantial detached house is situated in the increasingly popular Collington area of west Bexhill. Under the same ownership since 1976, the house has provided a happy family home that has been extended over the years. Boasting a versatile layout on the ground floor, a double garage and a south-facing rear garden. Accommodation includes: A kitchen/breakfast room with matching wall and base cabinets and a useful larder cupboard. The kitchen features space & plumbing for appliances and a door out to the side of the property. With an opening into the conservatory, the separate dining room is adjacent to the kitchen. Double doors open into the lounge with sliding doors to the garden and there is a feature fireplace. Additionally there is a snug area between the living room and a further reception room that could also be used as a ground floor bedroom if required. Also on the ground floor is a shower room, two WC's, and integral access to the double garage. On the first floor a spacious landing leads to the master suite with extensive fitted wardrobes and an en-suite bathroom. There are three additional double bedrooms on the first floor, a bathroom and separate WC. Furthermore, the house benefits from gas central heating, double glazing and no onward chain. Despite the fact that the house needs some modernisation, its new owner will find that it offers fantastic potential for the future. It is highly recommended that you schedule a viewing as soon as possible so you can fully appreciate the space, versatility, and location!

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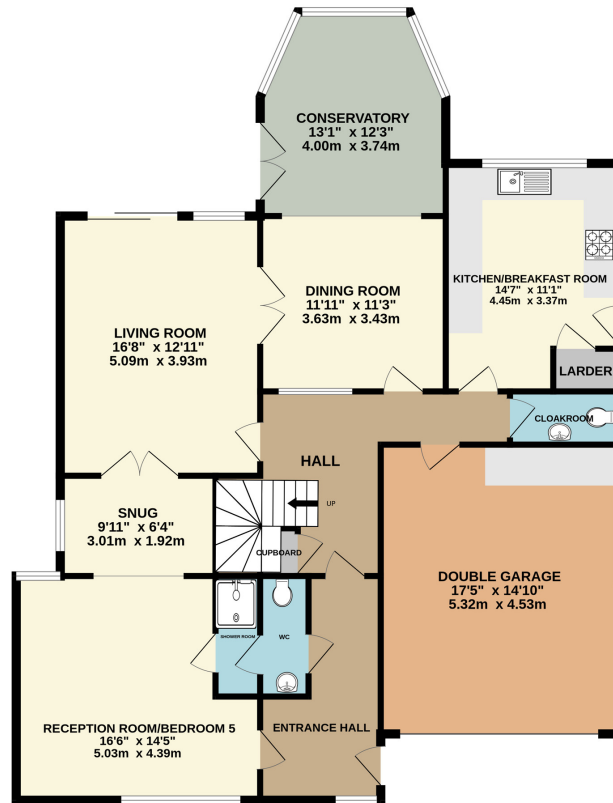


Key Features:

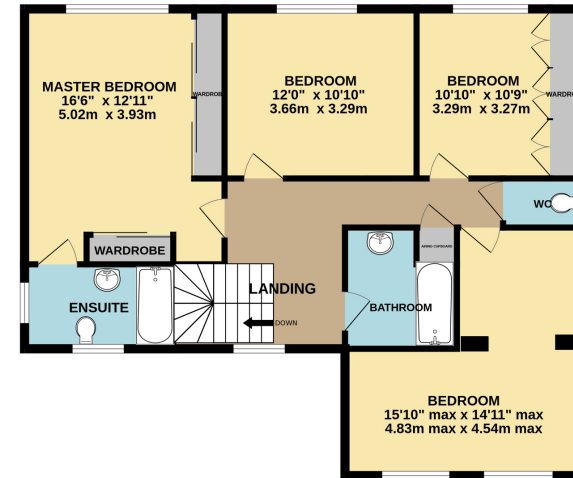
- Substantial Detached House
- No Onward Chain
- Three Bathrooms
- Four Reception Rooms
- Sought After Collington Location
- Four/Five Double Bedrooms
- Integral Double Garage & Off-Road Parking
- Excellent Further Potential


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GROUND FLOOR
1500 sq.ft. (139.4 sq.m.) approx.



1ST FLOOR
902 sq.ft. (83.8 sq.m.) approx.



TOTAL FLOOR AREA : 2402 sq.ft. (223.2 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.



Exterior

There is off-road parking for two vehicles at the front of the property and a well-established front garden. Access is available into the double garage internally and also from the driveway. The garage has power, light and some fitted units. The rear garden is south-facing with patio areas ideal for alfresco dining. In addition, there is a garden shed, side access to the front of the property and a variety of mature shrubs and plants.

Location

Within a very short walk, you will find Collington parade with a useful Tesco express, 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. The iconic seafront promenade is very close by along with Collington train station, just 0.2 miles away offering regular routes into Hastings, Eastbourne, Brighton, Gatwick & London Victoria. Well-regarded schools for all ages are also close by, together with bus routes.

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