



12 INSLEY COURT, NORMANDALE, BEXHILL ON SEA, EAST SUSSEX TN39 3NS

£259,000 SHARE OF FREEHOLD





## **ENTRANCE HALL**

Airing cupboard housing hot water cylinder, further storage cupboard.

## **LIVING/DINING ROOM**

19' 8" x 12' 2" (5.99m x 3.71m) A dual aspect room having double glazed windows to the front and side, radiator, gas coal effect fire with feature fireplace surround.

## **KITCHEN**

15' 7" x 9' 9" (4.75m x 2.97m) Double glazed window to the front, radiator, fitted kitchen comprising of a range of matching wall and base units with work surfaces over incorporating 1.5 bowl sink with single drainer and chrome central mixer tap over, inset four ring gas hob with extractor hood over, fitted eye level oven and grill, space for tall fridge/freezer, space and plumbing for both washing machine and dishwasher, space for tumble dryer, radiator, breakfast bar, part tiled walls.

## **BEDROOM 1**

18' 2" x 11' 9" (5.54m x 3.58m) Double glazed window to the side, built-in wardrobe, radiator.

## **BEDROOM 2**

15' 9" x 12' 2" (4.80m x 3.71m) Double glazed window to the side, radiator, coved ceiling.

## **BEDROOM 3**

13' 6" x 8' 3" (4.11m x 2.51m) Double glazed window to the front.

## **SHOWER ROOM**

6' 8" x 5' 0" (2.03m x 1.52m) Shower cubicle with electric shower, low level WC, vanity wash hand basin with mixer tap and storage below.

## **SECOND SHOWER ROOM**

Double glazed frosted window, wall mounted wash hand basin, low level WC.

## **COMMUNAL GARDENS**

Well kept communal gardens which are mainly laid to lawn

## **GARAGE**

Electric up and over door

## **AGENTS NOTES**

We have been verbally advised of the following:

Lease: Remainder of 999 years from 1977

Maintenance: Aprox £900.00 per annum

Council Tax Band C

EPC Rating C

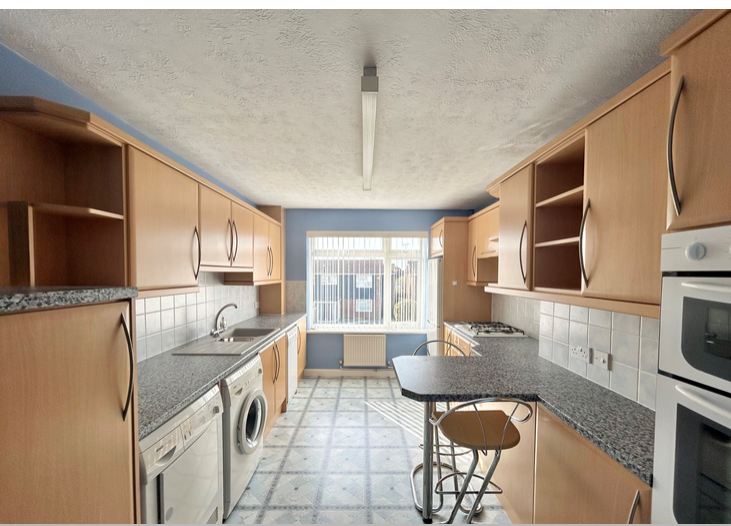
## **VIEWING ARRANGEMENTS**

Viewing is strictly by appointment only through Greystones Estate Agents.

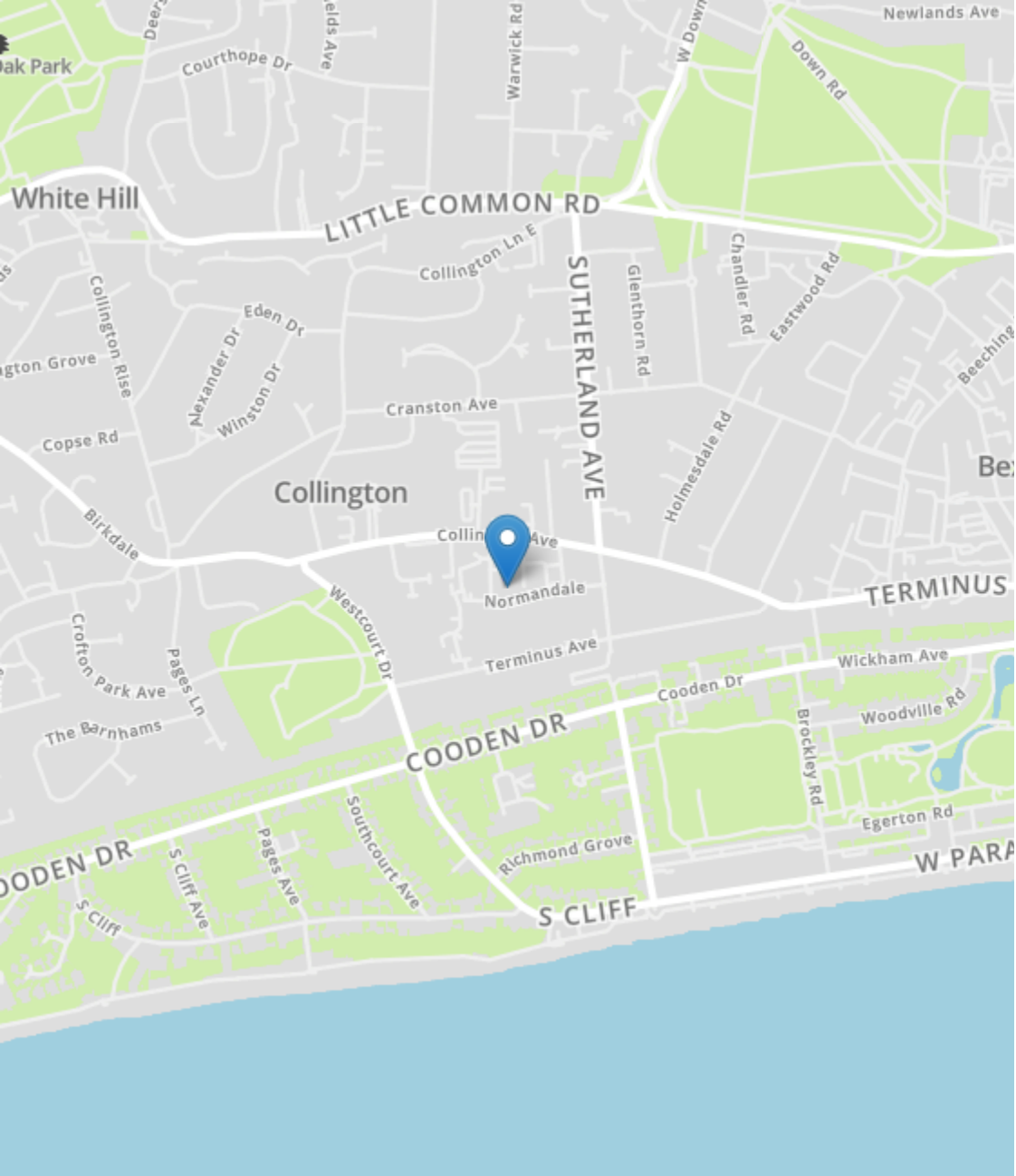
## **DISCLAIMER PROPERTY DETAILS**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

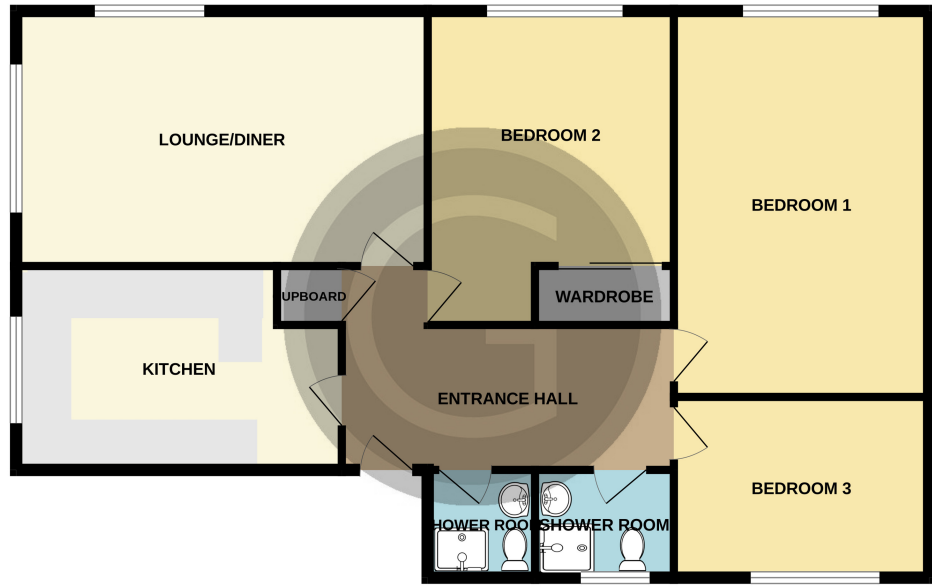








FIRST FLOOR



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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