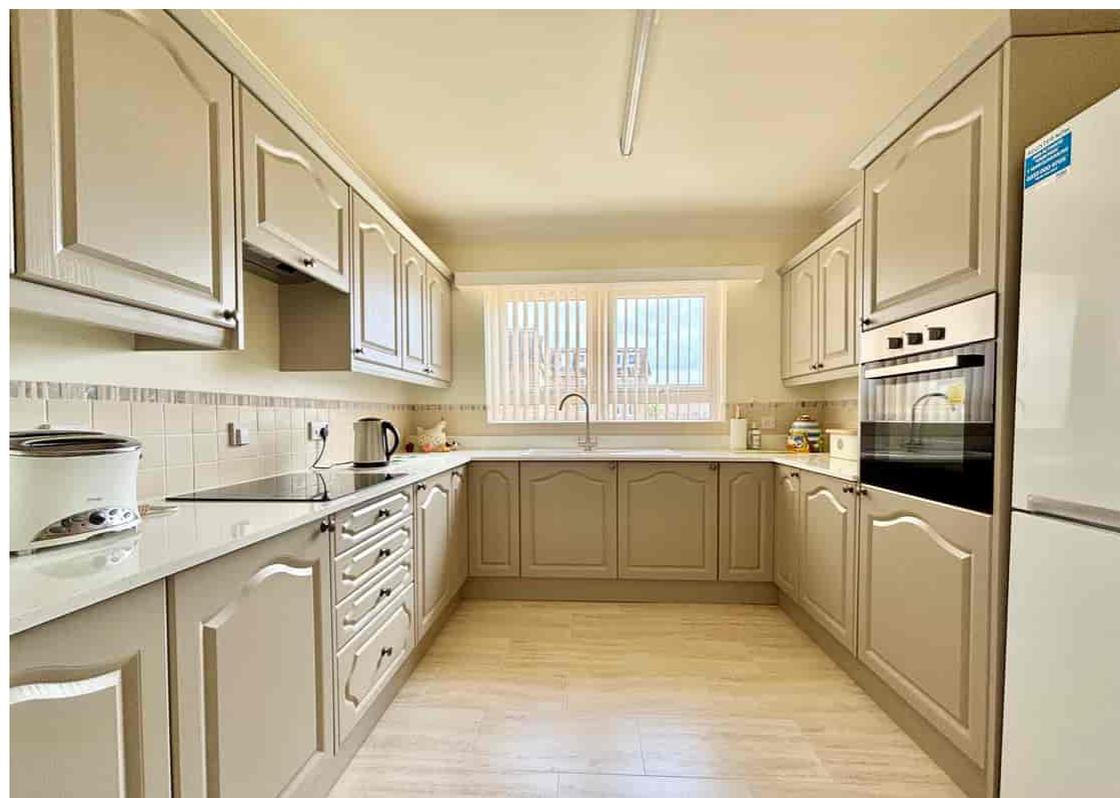




Flat 5 The Normans, Normandale, Bexhill-on-Sea, East Sussex, TN39 3NU

Spacious Two Bedroom 1st Floor Purpose Built Apartment In A Sought After Collington Position £265,000

- Leasehold Share of Freehold





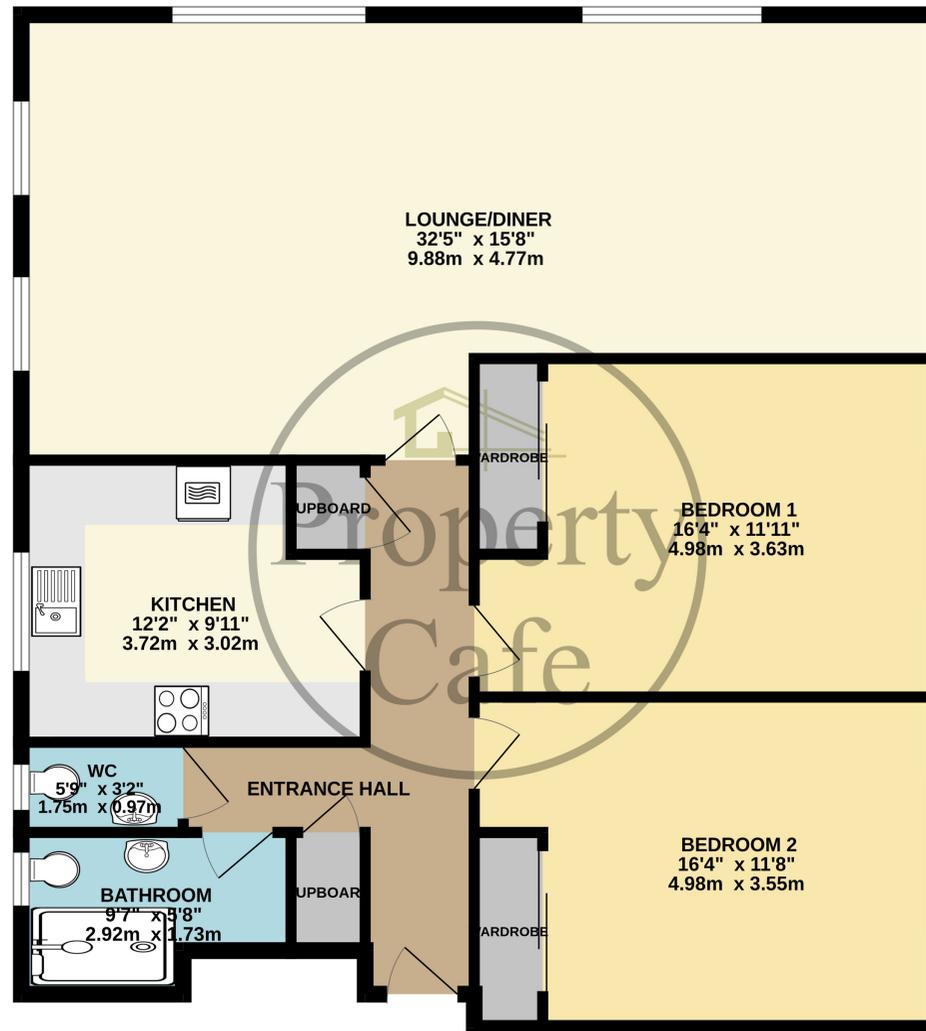
Property Café are delighted to present to the market this substantial two bedroom, 1st floor, purpose built apartment with lift access and garage, positioned in an incredibly sought after pocket of 'Collington' Bexhill. Accommodation & benefits include; A secure communal entrance area with entry phone system and lift access to all floors; Inner entrance hall with multiple storage cupboards along with access to all internal rooms; Spacious dual aspect south facing lounge/diner offering an excellent space to entertain friends & family; Modern fitted kitchen with ample cupboard & worktop space in addition to integrated oven, hob and washing machine as well as room for freestanding white goods; Two generous double bedrooms both offering fitted wardrobes; Modern fitted shower room with double walk-in shower cubicle, wash basin & WC; Separate WC consisting of toilet and hand wash basin. Externally this property boasts extremely well kept communal grounds & gardens as well as a single garage en-bloc with an electric up & over door. The property is offered for sale in excellent condition throughout having been well looked after and updated where required, most recently a new kitchen & shower room, gas central heated, double glazed and with no onward chain. We recommend you view at your earliest convenience.

Share of freehold \* Remaining lease length - 900 + years \* Service charge - £2500 Per annum which includes constant hot water, central heating and water rates \* Ground rent - N/A

NB - Furniture to be included in the sale price if required.



**1ST FLOOR FLAT**  
**1126 sq.ft. (104.6 sq.m.) approx.**



TOTAL FLOOR AREA : 1126 sq.ft. (104.6 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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**Bedrooms:** 2  
**Receptions:** 1  
**Council Tax:** Band C  
**Council Tax:** Rate 2268.73  
**Parking Types:** Garage.  
**Heating Sources:** Double Glazing. Gas Central.  
**Electricity Supply:** Mains Supply.  
**EPC Rating:** C (70)  
**Water Supply:** Mains Supply.  
**Sewerage:** Mains Supply.  
**Broadband Connection Types:** Cable.  
**Accessibility Types:** Lift access.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	78
(55-68)	<b>D</b>	70
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

At The Property Cafe we believe it important to give clear and straight forward advice to both buyers and sellers alike and whilst we believe the internet is truly amazing we also believe there is still no substitute for meeting you in person. With this in mind we have developed a unique lounge style environment which allows you the time to discuss your requirements with us and enjoy your property search in comfort. Our trained consultants will be on hand to assist you with any questions you may have. We very much believe in giving accurate viewing feedback to our clients after each viewing so would ask you to call us with your feedback as soon as convenient.





The property is situated within the popular and sought after Collington area of Bexhill; Walking distance to, Collington train station, Bexhill's beach and promenade, plus an array of local attractions and amenities. A short distance to Bexhill town centre which offers an excellent range of independent shops and amenities serving the local residents, the superb De La Warr Pavilion regularly featuring bands, shows and international artists. You will find all the general facilities that you may need on a daily basis, most are independently owned and have been in existence for many years, an excellent Doctors surgery & dentist, vibrant local pubs and restaurants, a pharmacy & main post office. There are regular bus services close by with services to Eastbourne and Hastings and Bexhill mainline train station with direct services to Gatwick, Brighton, Ashford International & Central London.

- Spacious Two Bedroom Purpose Built Apartment For Sale
  - Garage En-Bloc With Electric Up & Over Door
    - Modern Fitted Kitchen
    - Modern Fitted Shower Room
    - Manicured Communal Gardens
- Sought After 'Collington' Position
  - Share Of Freehold
- Secure Communal Area With Lift Access To All Floors
  - Sold With No Onward Chain
  - Viewing Highly Recommended