



Flat 6 Normandale House,
Normandale, Bexhill-on-Sea, East
Sussex TN39 3NZ



PROPERTY DESCRIPTION

CHAIN FREE, SHARE OF FREEHOLD. A very spacious two double bedroom, two reception room ground floor purpose built apartment situated in the sought after Collington area of Bexhill and within a short distance of Collington Train Station. The accommodation comprises; entrance hall, good size lounge with large window, separate dining room with door leading to the communal gardens, kitchen/breakfast room, bathroom with WC, additional WC and two double bedrooms. Outside there are well kept garden and a garage with electric door, power and lighting. EPC - D.

FEATURES

- Very Spacious Ground Floor Flat
- Bright Lounge With Large Window
- Separate Dining Room With Door Leading To The Communal Gardens
- Bathroom With WC & Additional WC
- Kitchen/Breakfast Room
- Garage With Electric Door, Power & Lighting
- Sought After Collington Location, Close To Train Station
- 102 Square Meters
- Share of Freehold
- Council Tax Band - C





ROOM DESCRIPTIONS

Communal Entrance Hall

Accessed via communal front door, entryphone system.

Private Entrance Hall

Accessed via private front door, entryphone handset, storage cupboard, airing cupboard, radiator.

Cloakroom/WC

Low level WC, wash hand basin, part tiled walls.

Lounge

18' 11" x 13' 0" (5.77m x 3.96m) A bright and spacious room with large double glazed window to the front, ceiling coving, radiator, sliding doors leading to the dining room.

Dining Room

12' 8" x 11' 0" (3.86m x 3.35m) Double glazed window and door to the rear with the latter leading to the communal gardens, ceiling coving, radiator.

Kitchen

11' 2" x 9' 11" (3.40m x 3.02m) Double glazed window to the rear overlooking the communal garden, fitted kitchen comprising; a range of working surfaces with inset one and half bowl sink and drainer unit with mixer tap, inset four ring electric hob, a range of matching and wall and base cupboards with fitted drawers, built-in eye level double oven and grill and fridge/freezer, space for washing machine, space for breakfast table, radiator.

Bedroom One

15' 9" x 11' 10" (4.80m x 3.61m) Double glazed window to the rear overlooking the communal garden, built-in wardrobes, radiator

Bedroom Two

14' 10" x 13' 0" (4.52m x 3.96m) Double glazed window to the front, built-in wardrobes, radiator.

Bathroom/WC

8' 8" x 5' 10" (2.64m x 1.78m) Double glazed frosted glass window to the rear, panelled bath with thermostatic shower over, low level WC, wash hand basin, radiator, tiled walls.

Garage

19' 0" x 8' 8" (5.79m x 2.64m) Accessed via electric up and over door, power, lighting.

NB

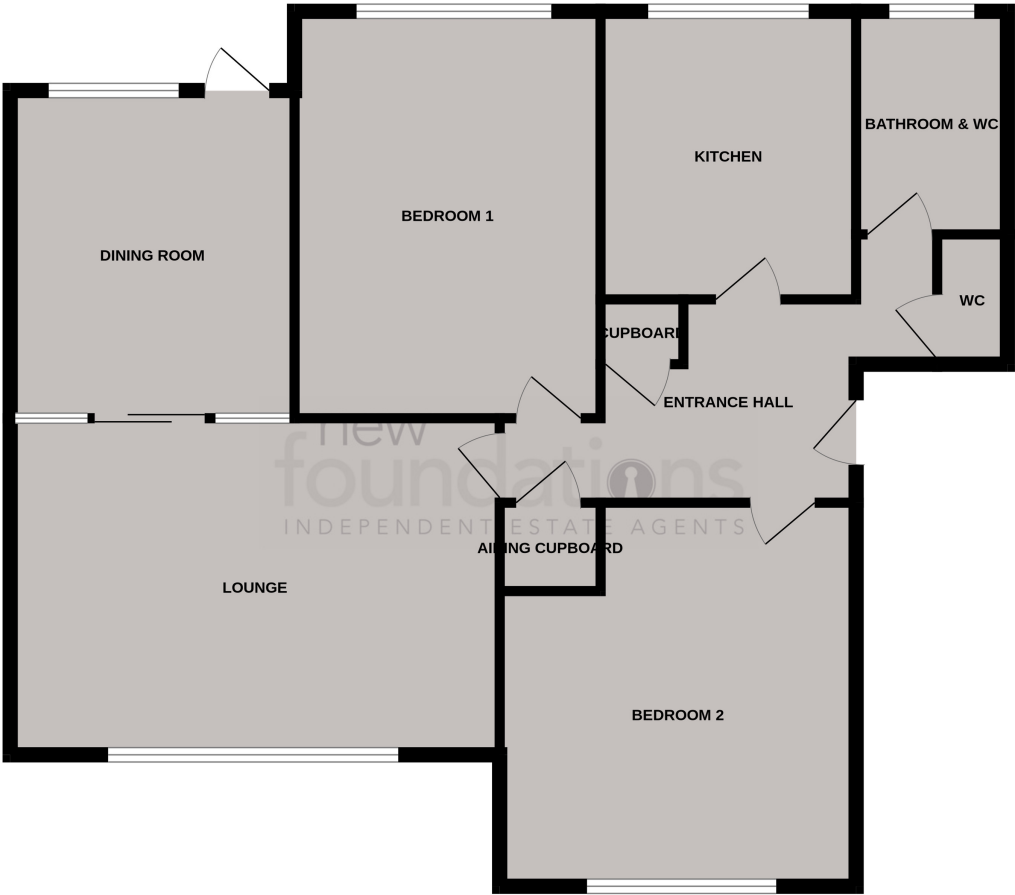
We have been advised of the following;
999 year lease from 1977

£1113.50 yearly service charge which includes water and sewerage.

Share of freehold

FLOORPLAN

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

