

14 THE NORMANS, NORMANDALE, BEXHILL ON SEA, EAST SUSSEX TN39 3NU

£249,950 SHARE OF FREEHOLD

Greystones
INDEPENDENT ESTATE AGENTS

COMMUNAL ENTRANCE
Accessed via security entry-phone system, double glazed door to the communal hallway.

COMMUNAL HALLWAY
Stairs rising to all floors, communal lift to the second floor, chair lift giving access to the third floor.

PRIVATE ENTRANCE HALL
Accessed via private wood door, security entry-phone system, storage cupboard, coved ceiling, radiator, Karndean flooring.

CLOAKROOM/WC
Fitted suite comprising low level WC, vanity wash hand basin with mixer tap and storage below, extractor fan, Karndean flooring.

LIVING ROOM
19' 0" x 15' 0" (5.79m x 4.57m) A dual aspect room having double glazed windows to the side and rear with far reaching views towards the sea, radiator, coved ceiling, Karndean flooring.

KITCHEN
11' 9" x 9' 11" (3.58m x 3.02m) Double glazed window to the front, fitted kitchen comprising range of matching wall and base units with work surfaces over incorporating 1.5 stainless steel single drainer sink unit with mixer tap, fitted induction hob with extractor hood over, eye level double oven, space for American style fridge freezer, space and plumbing for dishwasher and washing machine, Karndean flooring.

BEDROOM 1
15' 3" x 11' 5" (4.65m x 3.48m) A dual aspect room having double glazed windows to the front and side, radiator, coved ceiling, Karndean flooring.

BEDROOM 2
16' 5" x 13' 5" (5.00m x 4.09m) Double glazed window to the rear with far reaching sea views, coved ceiling, built-in wardrobe, radiator, Karndean flooring.

BEDROOM 3
11' 9" x 10' 3" (3.58m x 3.12m) Double glazed window to front, radiator, Karndean flooring and coved ceiling.

SHOWER ROOMWC
8' 4" x 6' 3" (2.54m x 1.91m) Fitted suite comprising walk in shower cubicle with rain style showerhead and hand held spray attachment, vanity wash hand basin with mixer tap and storage below, low level WC, heated towel rail, Karndean flooring.

SINGLE GARAGE
Accessed via up and over door.

COMMUNAL GARDENS
Beautiful well maintained communal gardens which are mainly laid to lawn with pathway leading to the en-bloc garages.

AGENTS NOTES
Lease: 999 years from 29th September 1977

Maintenance: £220 per month to include heating and hot water

Council Tax Band C

EPC Rating D

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.



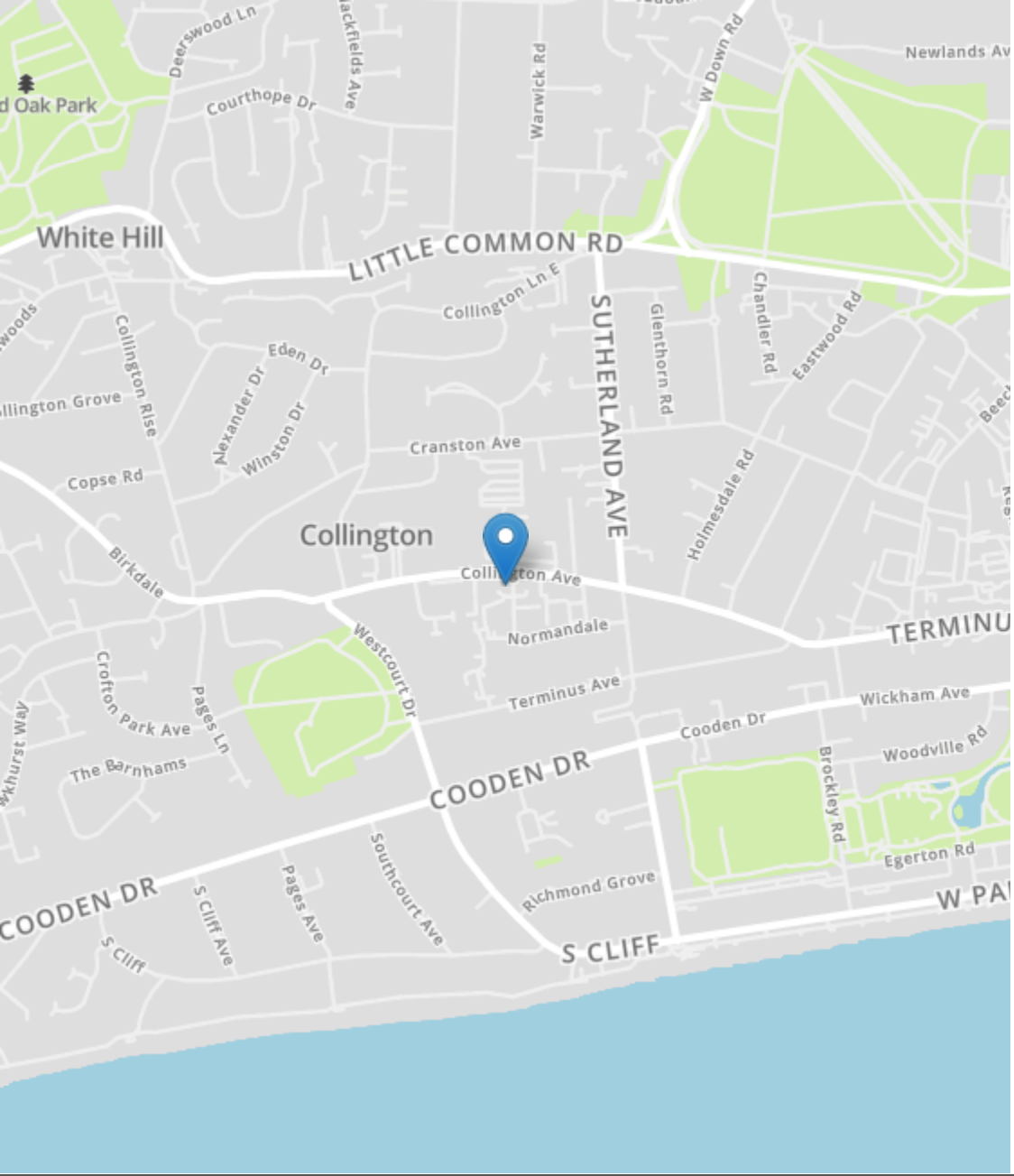

Shh...











THIRD 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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