

**RUSH
WITT &
WILSON**



Flat 1 32-34 Norman Road, St. Leonards-On-Sea, East Sussex TN38 0EJ
£219,950

We adore this appealing apartment. It represents a fabulous opportunity to purchase this gorgeous first floor apartment with light and spacious accommodation which offers a private roof terrace. The apartment is situated within the much requested Norman road right in the heart of St Leonard's and just yards away from the seafront. The property itself has a share of freehold and is well presented boasting well appointed accommodation. In principle offering a communal entrance, spacious 19ft entrance hall, main reception room with large bay window, kitchen with a south facing aspect, two double bedrooms and a bathroom w/c. The private terrace is a real feature and is accessed from the large reception style hallway. The location of Norman road is extremely popular being well regarded and offering a wide range of independent shops, cafe's, restaurants, art gallery's and the Kino cinema. Well formed and welcoming, early viewings are strongly recommended.



Communal Entrance

Entrance door privately found to the rear with use of storage cupboard and stairs rising to the first floor entrance

Entrance Hall

19'9 x 8'6 (6.02m x 2.59m)

The hallway offers a fabulous first impression of this apartment its light and spacious and is large enough to offer a study space with doors leading off to all rooms, intercom entryphone system and access to the private roof terrace

Lounge/Diner

15'7 x 14 (4.75m x 4.27m)

Large bay window to front with views onto Norman road, radiator and TV point wood effect flooring and power points

Kitchen

10'5 x 6'8 (3.18m x 2.03m)

Window to rear with a south facing aspect a range of matching wall and base units with work surfaces over and drawers set beneath, local tiling to walls, sink and side drainer, space and plumbing for washing machine and fridge freezer, fitted oven and gas hob above, extractor fan and wall mounted gas boiler and power points

Bedroom One

14'1 x 10'8 (4.29m x 3.25m)

Two double glazed windows to rear offering a south facing aspect, high ceilings, radiator, power points

Bedroom Two

10'5 x 10'4 (3.18m x 3.15m)

Double glazed window with south facing aspect onto the private roof terrace, radiator, power points

Bathroom/Shower room W/C

A modern four piece white suite offering panel enclosed bath with mixer taps, vanity unit with wash hand basin, low level W/C and independent shower cubicle with multi jet shower and both fixed and hand held shower heads. In addition a radiator, fitted extractor fan, local tiling to walls

Private Roof Terrace

8'7 x 7'5 (2.62m x 2.26m)

Private roof terrace with decking enjoying plenty of sun.

Tenure

The Property will be sold with a SHARE OF FREEHOLD and a 99 year lease from 2004.

Service Charge

Their is no set maintenance charge, this is carried out on an as and when required basis with this property being responsible for 12% of exterior outgoings and 25% of internal communal area expenditure.

Agents Note

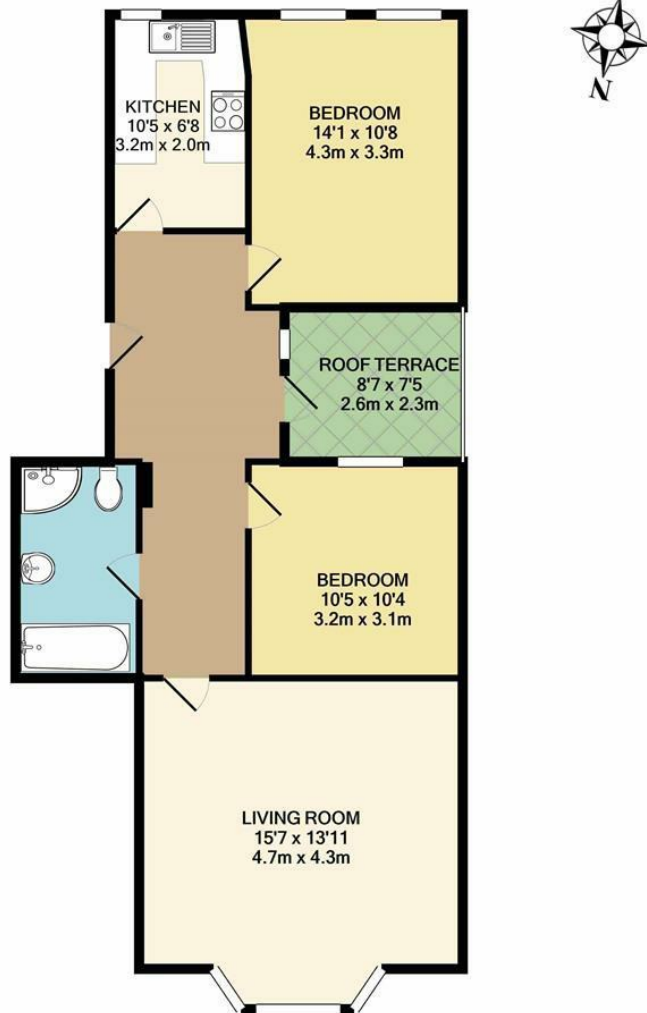
There is also access to a shared storage cupboard outside suitable for bikes and garden tools etc

None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

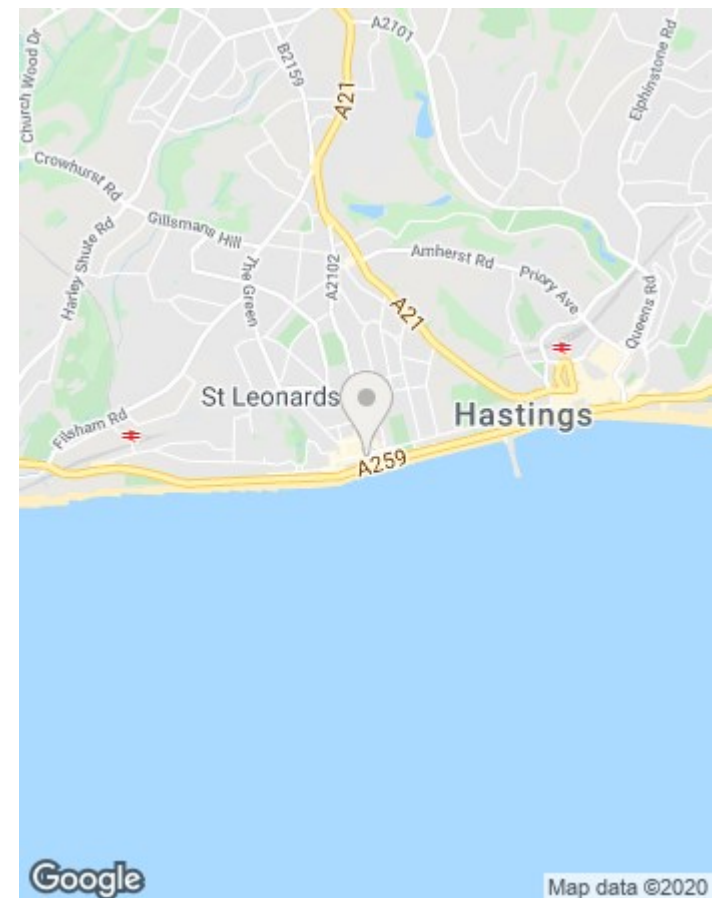






TOTAL APPROX. FLOOR AREA 766 SQ.FT. (71.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
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Energy Efficiency Rating

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

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Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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