



**Monarch House Royal Parade, Eastbourne BN22 7LU**



**welcome to**

**Monarch House Royal Parade, Eastbourne**

Fox & Sons are delighted to present to market this stunning fifth-floor (top floor) apartment, set within a gated seafront development and offering breathtaking panoramic views across Eastbourne Pier, Princes Park, and the South Downs.



## Monarch House, BN22

Approximate Gross Internal Area = 76.4 sq m / 823 sq ft



### Communal Entrance Hall

### Entrance Hall

### Kitchen

10' 6" x 8' 11" ( 3.20m x 2.72m )

### Lounge

14' 11" x 13' 6" ( 4.55m x 4.11m )

### Balcony

### Bedroom One

15' 6" x 9' ( 4.72m x 2.74m )

### Bedroom Two

13' 10" x 9' ( 4.22m x 2.74m )

### Bathroom

### Cloakroom

### Parking & External Features

welcome to

## Monarch House Royal Parade, Eastbourne

- Lift access to all floors
- Secure underground parking and visitor parking
- Private beach access via the communal gardens
- Gated development with well-maintained communal areas
- Share of freehold!

Tenure: Leasehold EPC Rating: D

Council Tax Band: D Service Charge: 2800.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Apr 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £360,000



Please note the marker reflects the postcode not the actual property

view this property online [fox-and-sons.co.uk/Property/LGL111370](https://fox-and-sons.co.uk/Property/LGL111370)



Property Ref:  
LGL111370 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

fox & sons



01323 735561



langney@fox-and-sons.co.uk



20 Winston Crescent, Langney, EASTBOURNE,  
East Sussex, BN23 6NL



[fox-and-sons.co.uk](https://fox-and-sons.co.uk)