



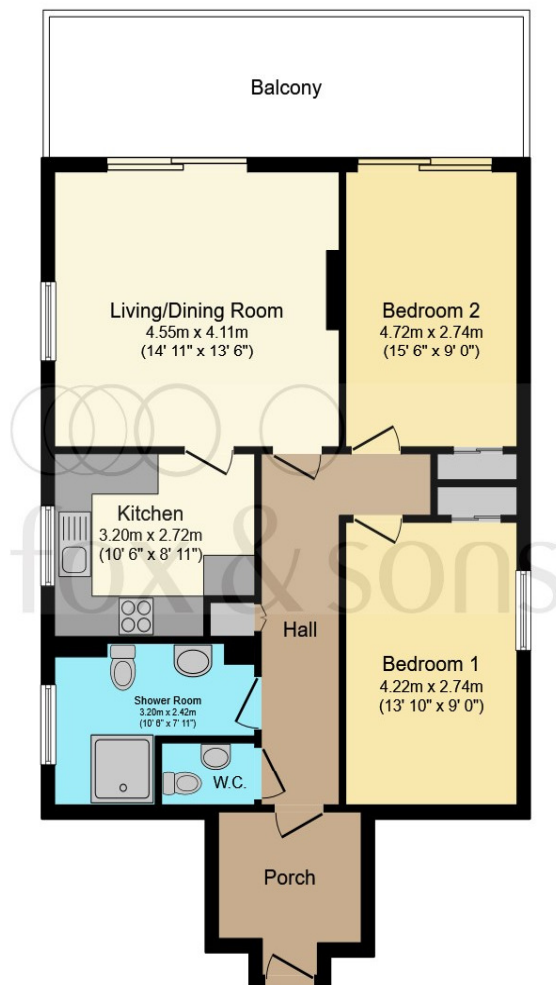
Monarch House Royal Parade, Eastbourne BN22 7LU

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.





Total floor area 74.9 m² (806 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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

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- 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

offers in excess of

£325,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/LGL111370



Property Ref:
LGL111370 - 0009

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