



# TOWN FLATS



01323 416600

Leasehold - Share of Freehold



2 Bedroom



1 Reception



2 Bathroom

## £260,000



### 3 Monarch House, Royal Parade, Eastbourne, BN22 7LU

A much improved two bedroom first floor apartment forming part of this gated development on Eastbourne's seafront. Benefiting from wonderful sea views from the rear of the flat and the balcony, the flat offers a refitted kitchen, bathroom and en-suite shower room, two double bedrooms, sealed unit double glazing and gas central heating. Gated access leads directly onto Eastbourne's seafront and the flat has a secure undercover parking space. An internal inspection comes highly recommended.

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

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## Main Features

- Seafront Apartment
- 2 Bedrooms
- First Floor
- Lounge
- Sun Balcony With Stunning Sea Views
- Fitted Kitchen
- En-Suite Shower Room/WC
- Modern Bathroom/WC
- Double Glazing & Gas Central Heating
- Secure Gated Parking Space

### Entrance

Communal entrance with security entryphone system. First floor private entrance door to -

### Hallway

Entryphone handset. Airing cupboard housing hot water cylinder.

### Lounge

13'10 x 12'4 (4.22m x 3.76m )

Coved ceiling. Radiator. Feature fireplace with marble surround with hearth. Television point. Door to Kitchen. Double glazed patio doors to -

### Sun Balcony

Having wonderful views over the communal gardens towards the sea.

### Fitted Kitchen

10'3 x 8'8 (3.12m x 2.64m )

Fitted range of wall and base units with chrome handles, granite effect worktops with inset stainless steel one and a half bowl sink unit and mixer tap. Built-in five ring gas hob and eye level electric oven. Built-in microwave. Extractor cookerhood. Space for upright fridge/freezer. Integrated washing machine and dishwasher. Cupboard housing gas boiler. Tiled floor. Part tiled walls. Double glazed window.

### Bedroom 1

11'1 x 10'1 (3.38m x 3.07m )

Double glazed window to rear. Radiator. Built in wardrobe with sliding doors. Door to En-Suite. Double glazed door to sun balcony.

### En-Suite Shower Room/WC

Suite comprising walk in shower cubicle having wall mounted shower. Large pedestal wash hand basin and chrome mixer tap. Low level WC. Part tiled walls. Heated towel rail. Extractor fan.

### Bedroom 2

10'4 x 8'7 (3.15m x 2.62m )

Double glazed window to front. Radiator. Built in wardrobe with mirrored sliding doors.

### Bathroom/WC

Suite comprising panelled bath and central mixer tap having shower attachment. Low level WC. Large pedestal wash hand basin. Tiled walls. Chrome heated towel rail. Frosted double glazed window.

### Outside

The flat has lawned communal gardens with a gate leading directly onto the seafront.

### Parking

There is also a secure gated parking space.

EPC = D

Council Tax Band = D

THE VENDOR HAS ADVISED US OF THE FOLLOWING DETAILS. WE HAVE NOT INSPECTED THE LEASE NOR SEEN MAINTENANCE ACCOUNTS TO VERIFY THIS INFORMATION.

**Ground Rent: Awaiting confirmation**

**Maintenance: £2289.14 per annum**

**Lease: 125 years from 1991. We have been advised of the lease term, we have not seen the lease**

www.town-property.com | E. info@townflats.com | T. 01323 416600

We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.