



TOWN FLATS



01323 416600

Leasehold - Share of Freehold

£280,000



2 Bedroom



1 Reception



1 Bathroom



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

A CHAIN FREE two bedroom first floor apartment situated directly on Eastbourne seafront. Benefiting from glorious views of the sea and South Downs the flat benefits from well proportioned accommodation with two double bedrooms, a double aspect lounge with patio doors to the sun balcony, refitted kitchen and shower room, double glazing and gas central heating. Surrounded by lawned communal gardens that provide gated access to the seafront there is a secure undercroft parking space and a share of the freehold. An internal inspection comes highly recommended.

Main Features

- Seafront Apartment
- 2 Bedrooms
- First Floor
- Lounge
- Sun Balcony With Views Towards The Sea & South Downs
- Fitted Kitchen
- Shower Room/WC & Cloakroom
- Double Glazing
- Secure Undercroft Allocated Parking Space
- CHAIN FREE

Entrance

Communal entrance with security entry phone system. Stairs and lift to first floor private entrance door to -

Entrance Lobby

Built-in wardrobe with mirrored sliding doors. Further door to -

Hallway

Entryphone handset. Radiator. Airing cupboard housing hot water cylinder.

Lounge

15'0 x 14'7 (4.57m x 4.45m)

Radiator. Coved ceiling. Telephone point. Floating shelves. Television point. Double glazed window with stunning views of the sea. Patio doors to -

Sun Balcony

With glass panels and wonderful panoramic far reaching views of the sea and South Downs.

Fitted Kitchen

10'8 x 7'4 (3.25m x 2.24m)

Range of fitted lightwood wall and base units. Marble effect worktop with inset single drainer sink unit and mixer tap. Built-in electric eye level double oven. Plumbing and space for washing machine. Space for upright fridge/freezer. Part tiled walls. Cupboard housing gas boiler. Double glazed window with stunning views towards the sea.

Bedroom 1

14'8 x 8'11 (4.47m x 2.72m)

Radiator. Coved ceiling. Wall lights. Double glazed patio doors to sun balcony.

Bedroom 2

Radiator. Built-in wardrobe with mirrored sliding door. Overhead storage. Double glazed window.

Cloakroom

Low level WC. Pedestal wash hand basin. Extractor fan.

Shower Room/WC

White suite comprising shower cubicle. Low level WC with concealed cistern. Vanity unit with inset wash hand basin with mixer tap and cupboards below. Part tiled walls. Radiator. Frosted double glazed window.

Outside

The development is surrounded by lawned communal gardens with gated access to the seafront.

Parking

There is an allocated secure undercroft parking space.

EPC = C

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: Peppercorn

Maintenance: £2,314.44 per annum

Lease: 125 years from 1988. We have been advised of the lease term, we have not seen the lease

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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.