



TOWN FLATS



📞 01323 416600

Leasehold - Share of Freehold

£340,000



2 Bedroom



2 Reception



2 Bathroom



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

Guide Price £340,000 to £350,000

Deceptively spacious two double bedroom hall floor apartment, situated directly on Eastbourne seafront within a gated development. With superb sea views, allocated parking space and further visitor parking, two en-suites to both bedrooms, a separate WC and a share of freehold. Formally a three bedroom which has been adapted to increase the living accommodation and create a dining area, which could easily be reverted back to a three bedroom without too much disruption.



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info@townflats.com

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Royal Parade,
Eastbourne, BN22 7LU

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Main Features

- Deceptively Spacious
Seafront Apartment
- 2 Bedrooms
- Hall Floor
- Double Aspect Lounge
- Sun Balcony With Views
Towards The Sea
- Dining Area
- En-Suite Shower Room/WC
- |En-Suite Wet Room/WC
- Allocated Parking Space

Entrance
Communal entrance with security entry phone system. Hall floor private entrance door to -

Hallway
Double storage cupboard. Entryphone handset.

Lounge
22'8 x 10'11 (6.91m x 3.33m)
Radiator. Electric fireplace. Double glazed window to side aspect. Double glazed patio doors to -

Sun Balcony
With views towards the sea.

Dining Area (Formally Bedroom 3)
12'4 x 9'6 (3.76m x 2.90m)
Radiator. Double glazed window to front aspect.

Fitted Kitchen
9'7 x 9'6 (2.92m x 2.90m)
Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Inset gas hob and extractor cooker hood above. 'Eye' level double electric oven. Plumbing and space for 4 appliances. Gas boiler. Double glazed window to side aspect.

Bedroom 1
12'1 x 10'0 (3.68m x 3.05m)
Radiator. Built-in wardrobes. Double glazed window to rear aspect with sea views. Door to -

En-Suite Shower Room
Suite comprising large shower cubicle. Low level WC. Bidet. Wash hand basin. Radiator. Extractor fan.

Bedroom 2
10'10 x 9'4 (3.30m x 2.84m)
Radiator. Double glazed window to front aspect.

En-Suite Wet Room/WC
Suite comprising wall mounted shower. Low level WC. Wash hand basin. Extractor fan. Radiator. Airing cupboard.

Cloakroom
Low level WC. Wash hand basin. Extractor fan.

Parking
Allocated parking space.

EPC = D

Council Tax Band = D

AGENTS NOTE:
The current lease is 125 years from 1991 but we have been advised that the residence association is in the process of extending all the leases to 999 years, however we have no timescale for this.

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: N/A
Maintenance: £2883 per annum which includes water rates & building insurance
Lease: 125 years from 1991 but we have been advised that the residence association is in the process of extending all the lease to 999 years

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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.