



**Royal Parade, Eastbourne BN22 7AF**

**welcome to**

**Royal Parade, Eastbourne**

Fox & Sons present to market this two bedroom first floor flat located on Eastbourne seafront enjoying direct panoramic sea views across the English Channel. Offered to the market CHAIN FREE.





## Communal Entrance

## Entrance Hall

## Living Room

17' 6" Max x 10' 8" Max ( 5.33m Max x 3.25m Max )

## Kitchen

12' x 6' ( 3.66m x 1.83m )

## Bedroom 1

10' 9" x 9' 8" ( 3.28m x 2.95m )

## Bedroom 2

11' 8" x 8' 4" ( 3.56m x 2.54m )

## Bathroom

Total floor area 49.0 m<sup>2</sup> (527 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](http://www.focalagent.com)

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## Royal Parade, Eastbourne

- TWO BEDROOM FLAT
- FIRST FLOOR
- SEA VIEWS
- BALCONY
- PARKING

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 400.00

Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Dec 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £120,000



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/EBN120117](https://fox-and-sons.co.uk/Property/EBN120117)



Property Ref:  
EBN120117 - 0005

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