



TOWN FLATS

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01323 416600

Leasehold - Share of Freehold

2 Bedroom

1 Reception

1 Bathroom

**Guide Price
£240,000 - £260,000**



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

GUIDE PRICE £240,000-£260,000

An extremely well presented two bedroom ground floor apartment forming part of this gated development situated directly on Eastbourne seafront. Being sold CHAIN FREE the flat benefits from two double bedrooms, a refitted kitchen and bathroom with separate cloakroom and double aspect lounge with access to the sun balcony with its glorious views of the sea. 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 very highly recommended.

Main Features

- Extremely Well Presented Seafront Apartment
- 2 Bedrooms
- Ground Floor
- Double Aspect Lounge
- Sun Balcony With Glorious Views Of The Sea
- Fitted Kitchen
- Cloakroom
- Modern Shower Room/WC
- Secure Undercroft Allocated Parking Space
- CHAIN FREE

Entrance

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

Lobby

Radiator. Coved ceiling. Built-in wardrobe with hanging rail. Door to -

Hallway

Coved ceiling. Built-in cupboard with fixed shelving. Entryphone handset.

Double Aspect Lounge

14'0 x 12'10 (4.27m x 3.91m)

Radiator. Coved ceiling. Feature fireplace with marble surround and hearth. Television point. Double glazed window to side aspect. Double glazed patio door to -

Sun Balcony

With glorious views of the sea.

Fitted Kitchen

10'2 x 7'2 (3.10m x 2.18m)

Range of fitted lightwood wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in gas hob and 'eye' level oven and microwave. Plumbing and space for washing machine and dishwasher. Part tiled walls. Space for upright fridge/freezer. Cupboard housing gas boiler. Double glazed window to side aspect with views towards the sea.

Bedroom 1

14'9 x 8'6 (4.50m x 2.59m)

Radiator. Coved ceiling. Double glazed patio doors to balcony.

Bedroom 2

13'3 x 8'8 (4.04m x 2.64m)

Radiator. Coved ceiling. Double glazed window to side aspect.

Cloakroom

Low level WC. Wash hand basin. Part tiled walls. Extractor fan.

Modern Shower Room/WC

Refitted white suite comprising shower cubicle. Low level WC. Vanity unit with inset wash hand basin and cupboard below. Part tiled walls. Radiator. Wall units and mirror. Frosted double glazed window.

Parking

The flat has a secure gated undercroft allocated parking space.

EPC = C

Council Tax Band = D

AGENTS NOTE:

We have been advised that the board of directors will be extending all leases to 999 years.

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: Awaiting confirmation

Lease: Currently the lease is 125 years from 1988. We are advised by the vendor that the lease is being extended 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.