

# HUNT FRAME

ESTATE AGENTS

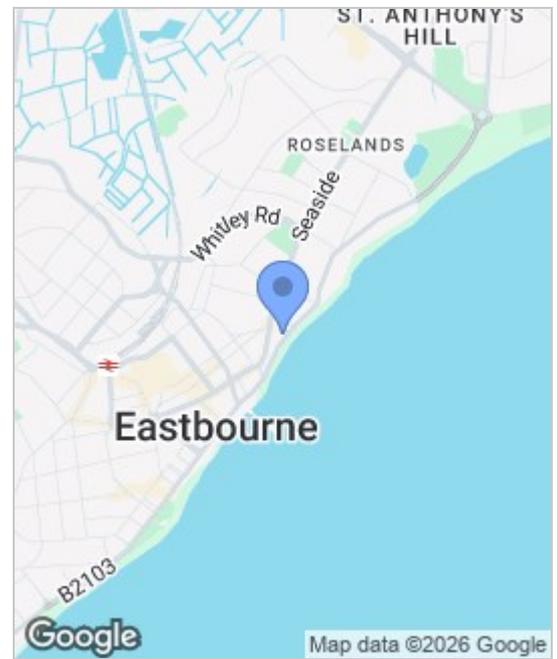


## Monarch House Royal Parade

, Eastbourne, BN22 7LU

**£1,400 Per Month**





Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C	75	(69-80) C	
(55-68) D	75	(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

## Viewing

Please contact us on 01323 737373 if you wish to arrange a viewing appointment for this property or require further information.

- PLEASE ENQUIRE BY EMAIL ONLY
- HALL FLOOR, SEAFRONT LOCATION
- MASTER BEDROOM WITH EN-SUITE
- MODERN KITCHEN WITH APPLIANCES
- ALLOCATED PARKING SPACE
- RECENTLY REFURBISHED THROUGHOUT
- TWO BEDROOMS
- LUXURY BATHROOM
- LARGE BALCONY
- AVAILABLE END OF MARCH

A Spacious, well presented TWO BEDROOM Hall Floor apartment in the highly sought after Monarch House Gated Development on Eastbourne's prestigious seafront. Oak effect wood laminate flooring throughout, modern fitted Kitchen (with appliances) and family Bathroom. Hall, Lounge with LARGE BALCONY having views over Princes Park and to The Downs, 2 Double Bedrooms, master EN-SUITE (re-fitted luxury suite) and access to Balcony, UPVC sealed unit double glazing and gas central heating. ALLOCATED PARKING.



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