TOWN FLATS

01323 416600

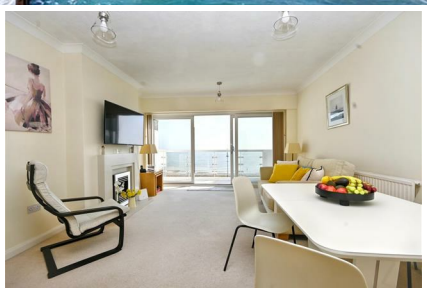
Leasehold - Share of Freehold

2 Bedroom | 1 Reception | 2 Bathroom

Guide Price £305,000 - £315,000









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

GUIDE PRICE £305,000 TO £315,000
A beautifully presented 2 bedroom top floor apartment situated directly on Eastbourne seafront and benefiting from glorious sea & beach views. Being sold CHAIN FREE and providing spacious and well proportioned accommodation the flat benefits from 2 double bedrooms, the master having a refitted en-suite bathroom/WC, further refitted bathroom/WC, wonderful fitted kitchen with integrated appliances and stunning lounge with patio door to balcony providing uninterrupted sea views. Forming part of this gated development the flat has a secure undercroft parking space. An internal inspection comes highly recommended.

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Leasehold - Share of Freehold

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Guide Price £305,000 - £315,000

Main Features

- CHAIN FREE Beautifully Presented Seafront Apartment
- 2 Bedrooms
- Fourth (Top) Floor
- Spacious Lounge
- Sun Balcony With Glorious Beach & Sea Views
- Fitted Kitchen
- En-Suite Bathroom/WC
- Modern Bathroom/WC
- Double Glazing & Gas Central Heating
- Secure Allocated Undercroft Parking Space

Entrance
Communal entrance with security entry phone system. Stairs and lift to 4th (top) floor private entrance door to -

Hallway
Radiator. Entryphone handset. Coved ceiling. Fitted wardrobes with mirrored sliding doors. Airing cupboard housing hot water cylinder.

Lounge
14'3 x 12'2 (4.34m x 3.71m)
Radiator. Feature fireplace with marble surround and hearth. Coved ceiling. Double glazed patio doors to -

Sun Balcony
With glorious beach and sea views.

Fitted Kitchen
9'9 x 8'1 (2.97m x 2.46m)
Modern range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in gas hob and electric oven with extractor cooker hood. Space for upright fridge/freezer. Integrated washing machine and dishwasher. Cupboard housing gas boiler. Tiled floor. Double glazed window.

Bedroom 1
10'9 x 10'0 (3.28m x 3.05m)
Radiator. Coved ceiling. Wall lights. Fitted and built-in wardrobes. Double glazed window and door to balcony. Door to -

En-Suite Bathroom/WC
Suite comprising panelled bath with chrome mixer tap, shower screen, wall mounted shower & wall mounted shower controls. Low level WC. Wash hand basin with mixer tap and storage below. Tiled walls and floor. Extractor fan. Radiator.

Bedroom 2
12'8 x 8'4 (3.86m x 2.54m)
Radiator. Coved ceiling. Double glazed window to front aspect.

Modern Bathroom/WC
Suite comprising panelled bath with chrome mixer tap, shower screen, wall mounted shower, wall mounted shower controls and handheld shower head. Low level WC. Wash hand basin with mixer tap. Tiled walls and floor. Radiator. Frosted double glazed window.

Outside
The development is surround by lawned communal gardens.

Parking
The flat has a secure allocated 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: N/A
Maintenance: £2406.59 per annum
Lease: Currently the lease is 125 years from 1988. We have been advised that the board of directors will be extending 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.