



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



**welcome to**

**Monarch House Royal Parade, Eastbourne**

Fox & Sons are delighted to present to market this stunning fifth-floor (top floor) apartment, set within a gated seafront development and offering breathtaking panoramic views across Eastbourne Pier, Princes Park, and the South Downs.

WILL HAVE NEW 999 YEAR LEASE





## Communal Entrance Hall

## Entrance Hall

## Kitchen

10' 6" x 8' 11" ( 3.20m x 2.72m )

## Lounge

14' 11" x 13' 6" ( 4.55m x 4.11m )

## Balcony

## Bedroom One

15' 6" x 9' ( 4.72m x 2.74m )

## Bedroom Two

13' 10" x 9' ( 4.22m x 2.74m )

## Bathroom

## Cloakroom

## Parking & External Features

Total floor area 74.9 m<sup>2</sup> (806 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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## Monarch House Royal Parade, Eastbourne

- Lift access to all floors
- Secure underground parking and visitor parking
- Private beach access via the communal gardens
- Gated development with well-maintained communal areas
- Share of freehold!

Tenure: Leasehold EPC Rating: D

Council Tax Band: D Service Charge: 2800.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Apr 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

# £325,000



Awaiting Photograph



Please note the marker reflects the postcode not the actual property

view this property online [fox-and-sons.co.uk/Property/LGL111370](https://fox-and-sons.co.uk/Property/LGL111370)



Property Ref:  
LGL111370 - 0011

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