



# TOWN FLATS



01323 416600

Leasehold



2 Bedroom



1 Reception



1 Bathroom

## £290,000



### 27 Monarch House, Royal Parade, Eastbourne, BN22 7LU

A beautifully presented third floor apartment in this highly desirable purpose built block directly on the seafront that enjoys stunning uninterrupted sea views from the living room and master bedroom. Internal accommodation includes large double aspect living room with direct access to the balcony, two double bedrooms, modern fitted kitchen and bathroom and separate cloakroom. Other benefits include double glazing and gas central heating throughout, a lift, residents parking and no onward chain. The property has been completely renovated throughout by the current owner to a fantastic standard. Being situated in this ideal location you are within easy access to Eastbourne promenade, a wide range of local shops, amenities and the harbour. An internal viewing is considered essential by the vendors sole agents to fully appreciate what this property has to offer and to avoid disappointment.



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

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## Main Features

- Beautifully Presented  
Seafront Apartment

- 2 Bedrooms

- Third Floor

- Lounge

- Sun Balcony With Stunning  
Panoramic Sea Views

- Fitted Kitchen

- Modern Shower Room/WC

- Double Glazing

- Allocated Undercroft Parking  
Space

### Entrance

Communal entrance with security entryphone system. Stairs and lift to third floor private entrance door to –

### Hallway

Radiator. Triple cupboard with glass sliding doors. Airing cupboard. Entryphone handset.

### Lounge

14'1 x 13'3 (4.29m x 4.04m )

Radiator. Electric fireplace. Television point. Telephone point. Double glazed sliding doors to –

### Sun Balcony

With stunning panoramic sea views.

### Fitted Kitchen

10'6 x 7'2 (3.20m x 2.18m )

Range of fitted wall and base units. Worktop with inset one and a half bowl single drainer sink unit with mixer tap. Inset four ring gas hob with electric oven under and extractor cooker hood above. Integrated fridge/freezer, dishwasher and washing machine. Gas boiler. Double glazed window to side aspect.

### Bedroom 1

13'1 x 8'6 (3.99m x 2.59m )

Radiator. Built-in wardrobe. Sliding patio doors with stunning sea views and access to the balcony.

### Bedroom 2

11'4 x 8'7 (3.45m x 2.62m )

Radiator. Built-in wardrobes. Double glazed window to side aspect.

### Modern Shower Room/WC

Suite comprising double walk-in shower cubicle. Pedestal wash hand basin. Low level WC. Radiator. Mirrored medicine cupboard. Tiled walls. Double glazed window to side aspect.

### Parking

The flat benefits from residents parking facilities and an allocated undercroft parking space (No. 7).

EPC = B

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: £2687.10 per annum**

**Lease: 125 years from 1988. We have been advised of the lease term, we have not seen the lease**

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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.