



TOWN FLATS



01323 416600

Leasehold - Share of Freehold

£195,000



2 Bedroom



1 Reception



1 Bathroom



1 Metropole Court, Royal Parade, Eastbourne, BN22 7AX

A spacious two bedroom ground floor flat set directly on Eastbourne seafront, offering stunning sea views from its private balcony and being sold CHAIN FREE. Forming part of a prominent purpose built development, the property features a separate dining area, a well appointed kitchen and lounge, a shower room, and a separate WC. An ideal coastal home or investment in a prime seafront location.



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info@townflats.com

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Royal Parade,
Eastbourne, BN22 7AX

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Main Features

- Spacious Seafront Apartment
- 2 Bedrooms
- Ground Floor
- Lounge
- Sun Balcony With Views Towards The Sea
- Fitted Kitchen/Dining Room
- Shower Room
- Separate Cloakroom

Entrance

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

Hallway

Entryphone handset. Airing cupboard. Storage cupboard. Night storage heater. Double glazed window to side aspect.

Lounge

15'3 x 11'4 (4.65m x 3.45m)
Night storage heater. Double glazed doors to -

Sun Balcony

10'8 x 3'11 (3.25m x 1.19m)
With views towards the sea.

Fitted Kitchen/Dining Room

18'10 x 9'7 (5.74m x 2.92m)
Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Inset electric hob. Extractor cooker hood. 'Eye' level oven. Plumbing and space for washing machine. Single glazed window to rear aspect.

Bedroom 1

11'7 x 10'2 (3.53m x 3.10m)
Night storage heater. Double glazed window to front aspect.

Bedroom 2

11'3 x 6'6 (3.43m x 1.98m)
Night storage heater. Double glazed window to rear aspect.

Shower Room/WC

Suite comprising shower cubicle. Wash hand basin with mixer tap. Frosted double glazed window.

Separate Cloakroom

Low level WC. Frosted double glazed window.

Council Tax Band = C

EPC = F

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: £451.21 per quarter

Sinking Fund Contribution: £247.38 per quarter

Lease: 999 years from 1959. 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.