TOWN FLATS

01323 416600

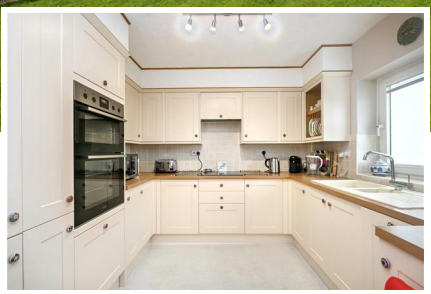
Leasehold - Share of Freehold

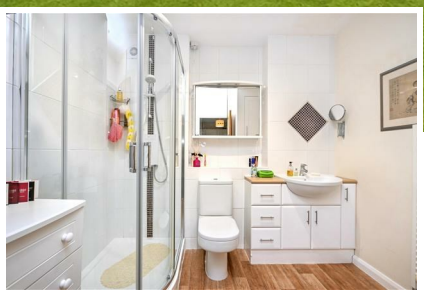
2 Bedroom | 1 Reception | 2 Bathroom

Guide Price
£325,000 - £350,000









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

*** GUIDE PRICE £325,000 - £350,000 ***
Occupying the second floor of one of the area's most prestigious and sought after seafront buildings, this exceptional apartment enjoys direct sea views and a stunning wrap-around L-Shaped balcony that truly sets it apart. Originally designed as a three bedroom home, the layout has been cleverly reconfigured to maximise living space, creating a show stopping triple aspect lounge/diner flooded with natural light and opening straight onto the balcony, perfect for coastal living and entertaining. The accommodation now offers two generous bedrooms, including a master with en-suite, alongside a separate bathroom/WC, modern fitted kitchen and excellent storage. Further benefits include allocated undercroft parking, additional communal parking and well kept communal gardens with direct access onto the promenade and beach, all within a prestigious gated beachfront development. A rare opportunity to secure a spacious apartment with breathtaking views in a prime coastal position.

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Main Features

- Beautifully Presented Seafront Apartment
- 2 Bedrooms
- Second Floor
- Triple Aspect Lounge/Dining Room
- Wrap-Around Sun Balcony With Stunning Views Towards Sea & South Downs
- Fitted Kitchen
- En-Suite Shower Room/WC
- Modern Bathroom/WC
- Double Glazing
- Undercroft Allocated Parking Space

Entrance
Communal entrance with security entry phone system. Stairs and lift to 2nd floor private entrance door to -

Hallway
Radiator. Large storage cupboard (formally a cloakroom, plumbing still present).

Triple Aspect Lounge/Dining Room
21'1 x 20'6 (6.43m x 6.25m)
L-Shaped room where previous bedroom 3 has been incorporated into the room. Two radiators. Double glazed windows to rear and side aspects with stunning panoramic views towards the sea and South Downs. Double glazed balcony doors to -

Wrap-Around Sun Balcony
With stunning panoramic views towards the sea and South Downs.

Fitted Kitchen
9'3 x 9'3 (2.82m x 2.82m)
Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Inset electric hob with extractor cooker hood above. Electric eye level double oven. Integrated fridge/freezer, dishwasher and washing machine. Double glazed window to rear aspect.

Bedroom 1
11'11 x 9'7 (3.63m x 2.92m)
Radiator. Built-in and fitted wardrobes. Double glazed windows to side aspect. Door to -

En-Suite Shower Room/WC
Suite comprising shower cubicle. Low level WC. Wash hand basin. Extractor fan. Heated towel rail.

Bedroom 2
10'4 x 9'1 (3.15m x 2.77m)
Radiator. Double glazed windows to side aspect.

Modern Bathroom/WC
Suite comprising panelled bath with chrome mixer tap and shower over. Low level WC. Wash hand basin. Cupboard housing boiler. Heated towel rail. Double glazed window to side aspect.

Parking
The flat benefits from an undercroft allocated parking space and large visitors car park.

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: £3031.51 per annum
Lease: 125 years from 1988. We have been advised that 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.