



# TOWN FLATS



01323 416600

Leasehold - Share of Freehold



2 Bedroom



1 Reception



1 Bathroom

## £299,950



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

A beautifully presented 2 bedroom second floor apartment that is enviably situated directly on Eastbourne seafront. Benefiting from glorious uninterrupted sea views the flat provides spacious accommodation comprising of 2 double bedrooms, a luxury fitted kitchen with integrated appliances, spacious balcony that is accessed off the bedroom and lounge. The gated development has secure undercroft parking and a share of the freehold. An internal inspection comes highly recommended.



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Royal Parade,  
Eastbourne, BN22 7LU

**£299,950**

## Main Features

- Beautifully Presented Seafront Apartment
- 2 Bedrooms
- Second Floor
- Double Aspect Lounge
- Sun Balcony With Stunning Sea Views
- Fitted Kitchen With Integrated Appliances
- Modern Shower Room/WC
- Secure Undercroft Parking Space

## Entrance

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

## Lobby

Radiator. 2 fitted wardrobe/cupboards. Coved ceiling and light. Door to -

## Hallway

Wall lights. Entryphone handset. Coved ceiling. Built-in cupboard with power and space for washing machine. Further cupboard with fixed shelving.

## Double Aspect Lounge

14'8 x 14'2 (4.47m x 4.32m )

Radiator. Double glazed window to side aspect with views towards the South Downs. Door to kitchen. Double glazed patio doors to -

## Sun Balcony

24'5 x 5'11 (7.44m x 1.80m )

Laid to patio with stunning uninterrupted views towards the sea.

## Fitted Kitchen

11'0 x 7'4 (3.35m x 2.24m )

Modern range of fitted high gloss wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in Bosch gas hob and 'eye' level electric double oven. Extractor cooker hood. Integrated fridge and freezer. Integrated dishwasher and microwave. Vinyl flooring. Inset spotlights. Double glazed window.

## Bedroom 1

14'0 x 8'11 (4.27m x 2.72m )

Radiator. Coved ceiling. Fitted wardrobes. Double glazed window to South facing sun balcony which is laid to patio with stunning uninterrupted views towards the sea.

## Bedroom 2

13'9 x 8'10 (4.19m x 2.69m )

Radiator. Coved ceiling. Double glazed window.

## Modern Shower Room/WC

Refitted suite comprising walk in shower cubicle with rainwater shower head, wall mounted shower and fitted seat. Vanity unit with inset wash hand basin and cupboard under. Low level WC with concealed cistern. Part tiled walls. 2 chrome heated towel rails. Integrated cupboards and bathroom cabinet with light. Frosted double glazed window.

## Parking

Secure gated undercroft allocated parking space and further 'open air' parking .

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: £223.92 per calendar month**

**Lease: Current lease term 125 years from 1998. We have been advised by the vendor that a 999 year lease extension is currently being prepared by Monarch House Management Ltd**

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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.