



TOWN FLATS



01323 416600

Leasehold - Share of Freehold

£270,000



2 Bedroom



1 Reception



1 Bathroom



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

GUIDE PRICE £270,000 TO £280,000. Set on the fourth floor of this highly prestigious seafront building, this beautifully presented apartment enjoys elevated sea and downland views, best appreciated from the private balcony accessed from both the dual aspect sitting room and the principal bedroom. Finished to a high standard throughout, the apartment offers a light, contemporary feel and a superb outlook that changes with the seasons. The accommodation comprises two bedrooms, a sleek modern shower room with a separate WC and a stylish fitted kitchen with sea views, all immaculately maintained and ready to move into. Further benefits include undercroft allocated parking and the advantages of a well regarded, favoured seafront development, making this an excellent opportunity for those seeking refined coastal living with modern comforts.



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Main Features

- Beautifully Presented Seafront Apartment
- 2 Bedrooms
- Fourth Floor
- Spacious Lounge
- Sun Balcony With Stunning Views Towards Sea & South Downs
- Fitted Kitchen
- Modern Shower Room/WC
- Separate Cloakroom
- Double Glazing
- Undercroft Allocated Parking Space

Entrance

Communal entrance with security entry phone system. Stairs and lift to 4th floor private entrance door to -

Entrance Hall

Radiator. Fitted storage cupboards.

Hallway

Radiator. Airing cupboard.

Cloakroom

Low level WC. Wash hand basin. Extractor fan.

Lounge

14'1 x 13'4 (4.29m x 4.06m)

Electric fireplace. Radiator. Double glazed window to side aspect. Double glazed sliding balcony doors to -

Sun Balcony

23'4 x 5'10 (7.11m x 1.78m)

With stunning panoramic views towards the sea and South Downs.

Fitted Kitchen

10'2 x 7'1 (3.10m x 2.16m)

Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Inset gas hob with extractor cooker hood above. Eye level double electric oven. Boiler. Integrated fridge/freezer and washing machine. Double glazed window to side aspect.

Bedroom 1

12'10 x 8'8 (3.91m x 2.64m)

Radiator. Built-in wardrobes. Double glazed balcony doors to sun balcony.

Bedroom 2

11'3 x 8'7 (3.43m x 2.62m)

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

Modern Shower Room/WC

Suite comprising shower cubicle. Low level WC. Wash hand basin. Radiator. Double glazed window to side aspect.

Parking

The flat benefits from an undercroft allocated parking space.

EPC = C

Council Tax Band = D

AGENTS NOTE:

We have been advised that the board of directors will be extending all leases to 999 years.

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: £2433.19 per annum

Lease: Currently the lease is 125 years from 1988. We have been advised that the board of directors will be extending all leases to 999 years

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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.