



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

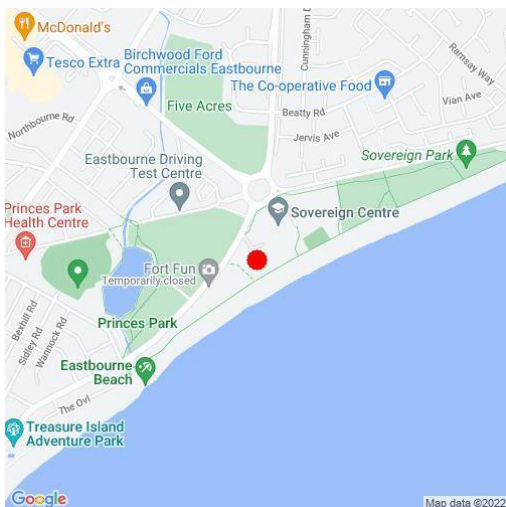
Price £280,000 | Leasehold

**LS Leaper
Stanbrook**

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A 2 bedroom seafront apartment forming part of this sought after block available chain free. The flat is located on the first floor and enjoys a wonderful position with views both to the sea and also across Eastbourne to the South Downs. The accommodation provides a double aspect living room with patio doors opening onto the generous 24' westerly facing balcony fully exploiting the glorious views. There is a fitted kitchen which also enjoys a sea view, along with two double bedrooms with fitted cupboards, whilst the main bedroom also benefits from patio doors onto the balcony. There is a shower room and separate WC, along with ample storage in the entrance hall. Other benefits include gas central heating, double glazing throughout and an allocated parking space plus the residents' parking area to the front of the block. Located behind electric gates directly adjacent to the seafront, Monarch House is well located within easy reach of a large Tesco and other shops in Lottbridge Drove retail park, whilst Eastbourne town centre with its shops, restaurants and mainline station is just under 2 miles distant and easily accessible by bus with a bus stop located right outside. Available chain free, a viewing is highly advised in order to fully appreciate the views and accommodation on offer.





At a Glance:

- First floor flat
- Views to the Sea and South Downs
- 24" Westerly facing balcony
- 2 double bedrooms
- Double aspect living room
- Fitted kitchen
- Shower room and separate WC
- Allocated parking space
- Gas central heating
- Chain free

Accommodation:

LIFT AND STAIRS TO FIRST FLOOR

LOBBY

ENTRANCE HALL

LIVING ROOM

14'9" (4.5m) x 14'9" (4.5m)

KITCHEN

10'10" (3.3m) x 9'5" (2.87m)

BEDROOM 1

13'4" (4.06m) x 9'0" (2.74m)

BEDROOM 2

12'1" (3.68m) x 9'0" (2.74m)

SHOWER ROOM

SEPARATE WC

OUTSIDE:

BALCONY

24'0" (7.32m) x 6'4" (1.93m)

PARKING SPACE 21

RESIDENTS' PARKING AREA

LEASE:

125 years from 29 April 1988 (Share of Freehold)

MAINTENANCE:

2023 - budgeted £2,600 per annum (to include water charges)

GROUND RENT:

Peppercorn

COUNCIL TAX:

Band 'D'

EPC:

'C'

PETS:

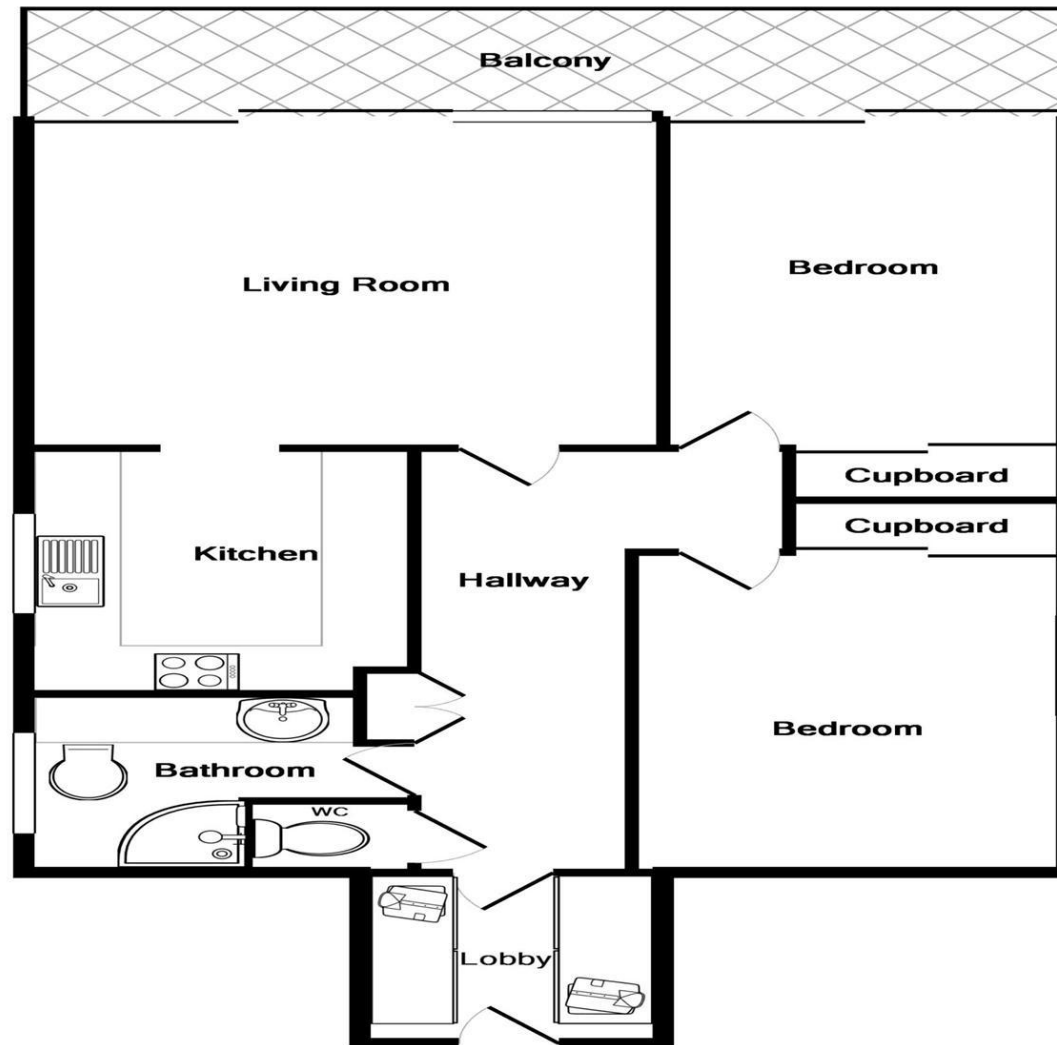
One dog or cat

SUB-LETTING:

Yes

(All details concerning the terms of the Lease and outgoings are subject to verification)





21 MONARCH HOUSE, ROYAL PARADE, EASTBOURNE, BN22 7LU

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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