



BROOK GAMBLE



Flat 23 Monarch House, Royal Parade, Eastbourne, BN22 7LU

£269,500

An opportunity to purchase this **VERY WELL PRESENTED** two bedroom apartment in a **GATED DEVELOPMENT** ON EASTBOURNE SEAFRONT, enjoying **WONDERFUL PANORAMIC VIEWS** TO THE ENGLISH CHANNEL AND SOUTH DOWNS. The property boasts a **LARGE EN SUITE BATHROOM** TO THE **MASTER BEDROOM** and a **MODERN SHOWER ROOM**. With **TWO DOUBLE BEDROOMS** and access to the **LARGE SUN BALCONY** from the lounge and the master, further benefits include gas central heating and uPVC double glazing. There is a **GATED UNDERGROUND PARKING SPACE** as well as further gated visitors' parking. The property is being sold with a **SHARE OF THE FREEHOLD**. Sole Agents

Steps up to communal front door to:

Communal Entrance Hall

Stairs and lift to:

Second Floor Landing

Private front door to:

Entrance Hall

Entryphone handset. Recessed built-in cupboard. Further built-in wardrobe cupboards. Radiator.

Lounge 14'2" x 12'9" (4.32m x 3.89m)

(Measurements exclude door recess). Feature fireplace. Radiator. uPVC double glazed sliding patio doors opening to:

Sun Balcony

Offering wonderful panoramic views of the sea and across Princes Park to the South Downs.

Kitchen 10'1" x 8'8" (3.07m x 2.64m)

Single drainer sink unit with mixer tap and cupboard below. Further drawer and base units with work surfaces over and incorporating four ring gas hob with cooker hood above. Eye-level electric oven. Wall units. Space and plumbing for washing machine. Space for fridge. Space for freezer. Cupboard housing wall mounted gas boiler. Part tiling to walls. uPVC double glazed window to rear.

Bedroom 1 11'4" x 10'4" (3.45m x 3.15m)

Built-in wardrobes. Radiator. Wall lights. uPVC double glazed window with panoramic views to the sea and South Downs. uPVC double glazed door to sun balcony. Door to:

En Suite Bathroom

Panelled bath. Wall mounted shower unit. Pedestal wash basin. Shower cubicle. Low level WC. Bidet. Heated towel rail. Extractor fan. Part tiling to walls. Inset ceiling spotlights. Tiled floor.

Bedroom 2 12'9" x 8'9" (3.89m x 2.67m)

(Measurements include depth of built-in wardrobes). Built-in wardrobes. Radiator. uPVC double glazed window to rear.

Shower Room

Fully tiled shower cubicle with wall mounted shower unit and glazed screens. Pedestal wash basin. Low level WC. Heated towel rail. Part tiling to walls. Inset ceiling spotlights. Tiled floor. Frosted uPVC double glazed window.

Outside

The property is set in communal gardens and enjoys the benefit of a secure underground parking space (number 23). There is also visitor parking.

Other Information

Council Tax Band D

Total floor area 72 square metres

The Vendor has advised us of the following information:

The property is being sold with a share of the freehold.

Lease: 89 years remaining

Service charge: £2289.14 per annum

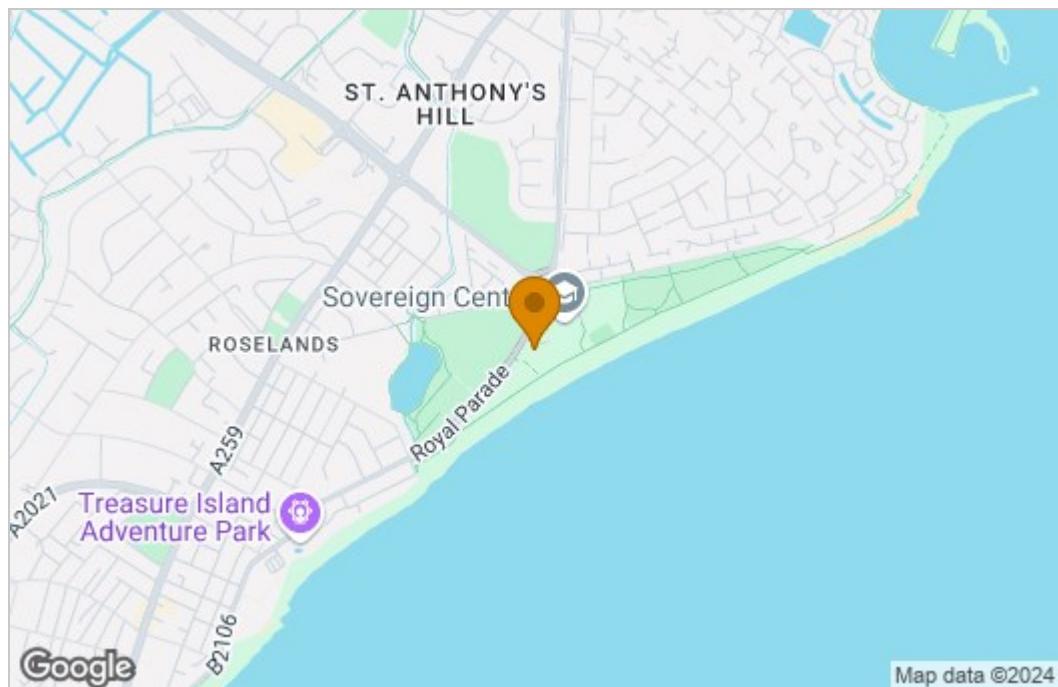
Floor Plan

First Floor Apartment

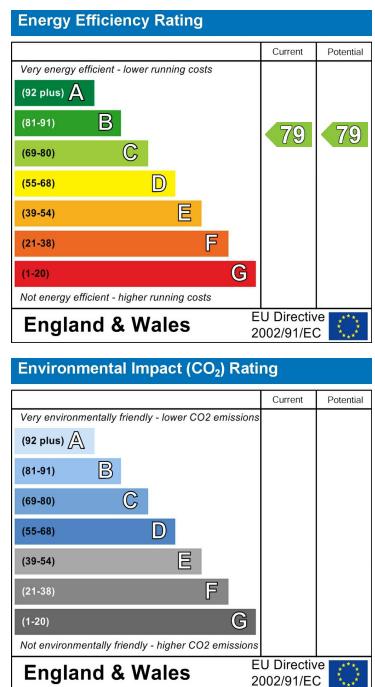


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.