



## Flat 36, Metropole Court Royal Parade

, Eastbourne, BN22 7AX

£1,750 Per Calendar Month



A rare PENTHOUSE APARTMENT, perched on the 9th (top) floor of Metropole Court, directly on Eastbourne's seafront. This apartment delivers breathtaking south- and west-facing views over the promenade, the pier, and sweeping countryside beyond.

Inside, you'll find a generous entrance hall leading to a spacious living room with bi-fold doors opening out to the full-length balcony. The kitchen/diner is newly fitted and ready for your personal touches. The three double bedrooms are well proportioned; with two modern fitted shower rooms.

The flat benefits from double glazing and new electric night storage heating, A storage shed in the basement is included, with residents' parking available on a first-come, first-served basis. Council Tax Band D. EPC: D rated. Available now, a viewing is a MUST!



## Entrance

communal door into communal entrance hall with stairs and lift to the 9th floor where access to the two penthouses are located. Flat door into

## Hall

Night storage heater, entryphone system, built in utility cupboard housing washing machine and tumble dryer, further smaller storage cupboard.

## Bedroom 2 11'5" x 7'10" (3.49 x 2.4)

Built in wardrobe, rear aspect obscure double glazed window.

## Bedroom 1 11'8" x 9'10" (3.57 x 3)

front aspect double glazed windows having sea views, night storage heater, built in wardrobe.

## Shower Room

newly fitted shower cubicle, low level wc, wash hand basin set in vanity unit, electric heated towel rail. Extractor fan.

## Living room 21'2" x 11'10" (6.47 x 3.63)

with spectacular views across the sea to the pier, Beachy head and South Downs. Night storage heater. Bifold doors opening out to a 40' south westerly private balcony enjoying fantastic sea views. Herringbone wooden flooring. Opening to Kitchen/Diner.

## Balcony

wrap around with spectacular views across the sea to the pier, Beachy head and South Downs

## Kitchen / diner 16'7" x 11'6" (5.08 x 3.51)

Newly fitted kitchen comprising: wall and base units, stainless steel 1 and half bowl sink unit, under-counter fridge and freezer, dishwasher, inset electric hob with extractor hood above, built in electric oven, night storage heater.

## Bedroom 3 11'10" x 10'5" (3.61 x 3.20)

Night storage heater, built in airing cupboard, door to fire escape, double glazed windows to side and rear with views across Eastbourne.

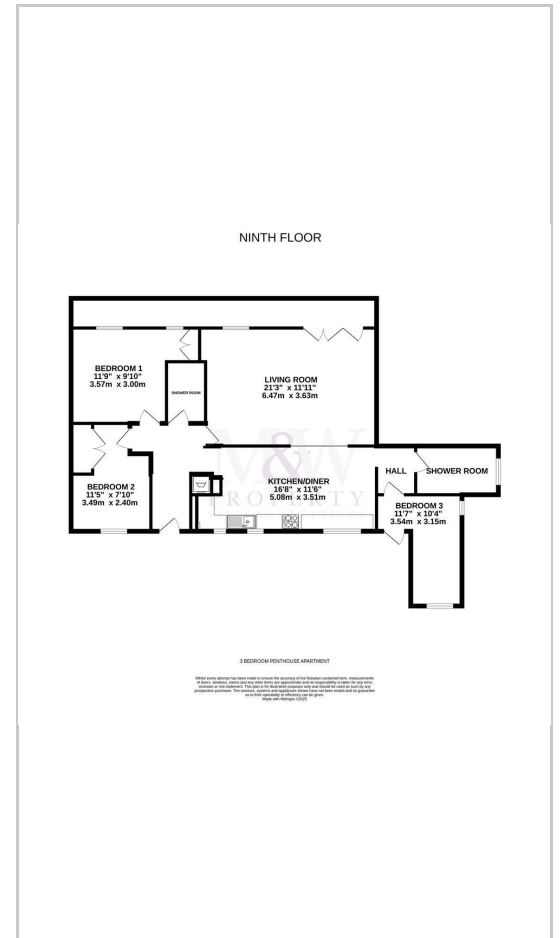
## 2nd Shower room

Large walk in shower cubicle with built in shower unit and fitted glass screen, pedestal wash hand basin, low level WC, electric heated towel rail, double glazed window, extractor fan.

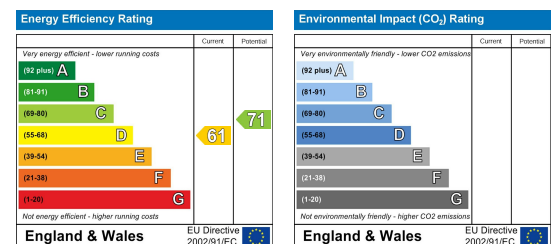
## Area Map



## Floor Plans



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

11 London Road, St Leonards, East Sussex, TN37 6AE

Tel: 01424 420073 Email: sales@mandwsalesandlettings.co.uk mandwsalesandlettings.co.uk