



THE
PARK LANE GROUP

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1987



TO LET

Birling Crescent, St.
Leonards-On-Sea

£1,295 PCM PCM



Park Lane House, 141-145,
Bohemia Road, St Leonards On
Sea, East Sussex, TN37 6RL

Council Tax Band: B
Deposit: £1,494

House - Terraced



- ****BRAND NEW - NEW BUILD****
- Contemporary Kitchens with Integrated Appliances
- Excellent Road, Bus & Rail Links
- Private Off-Street Parking For One Car & Visitor Parking
- Close to Schools, Shops, Hospital & Post Office
- Feature Full Width Glazed Sliding Doors Overlooking the Paved Terrace and Landscaped Garden
- Money-Saving Energy Efficient Air Source Heating
- Development Features Far Reaching Views Across to the South Coast and North Downs
- Finished to a High Specification Finish Throughout
- Within Walking Distance to Conquest Hospital

Property Description
 We are delighted to present this brand new two bedroom home, nestled within a new development of luxury homes which are set beyond a pillared entrance in landscaped grounds in a highly sought-after location, and far reaching views.

A block paved entrance road serves the development which has been sensitively landscaped around a green. Connected by footpaths, a seating area provides somewhere to sit and relax. This footpath also provides access onto the Ridge making the Conquest Hospital easily within walking distance.

Energy efficiency has been considered too, with the installation of air source heating and hot water systems in every home to save you money on your running costs.

Upon entry you will find a contemporary kitchen complete with integrated appliances. We have also included extras such as ambient downlighters and under-unit lighting, brushed chrome sockets, a corner carousel unit, cutlery draws and dedicated pan drawers.

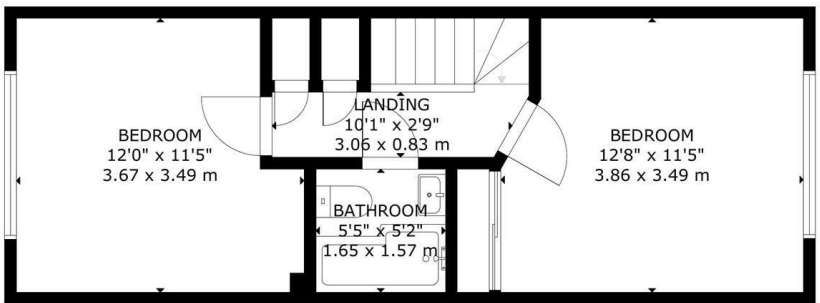
Beyond, the open plan living spaces have dimmable lighting and benefits from full width glazed sliding doors which span almost the entire width of the property, providing an inside outside feel, beautifully linking the spacious interior with the paved terrace and landscaped garden.

An under stairs cupboard providing valuable added storage space and a cloakroom complete the ground floor.

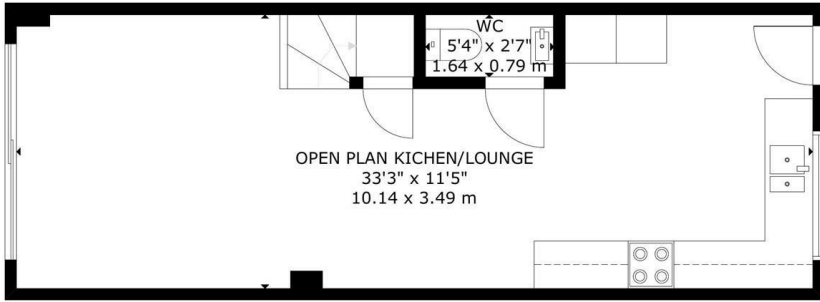
Venture upstairs and you will find the sharp, contemporary styling and high-end finish continues. This property benefits from two spacious double bedrooms, either side of the family bathroom, both of which feature luxurious fitted mirrored wardrobes.

For ultimate luxury in the bathrooms and cloakrooms, our enhanced specification includes crisp white sanitary ware, high end Hans Grohe chrome fittings, heated towel rails, hooks, shaver sockets, porcelain tiling, mirrors and vanity units too.

We have taken the same care and attention to the exteriors, which combines a brick and render finish, along with detailed stonework. There is also a lawned garden complete with a patio, shed, tap and power point. There is also allocated parking, as well as ample communal visitors' spaces.

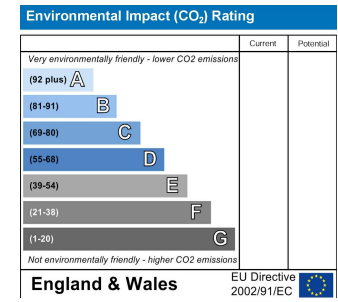
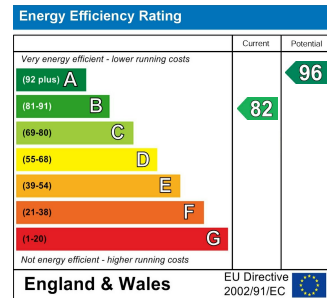


FLOOR 2



FLOOR 1

GROSS INTERNAL AREA
 TOTAL: 70 m²/757 sq ft
 FLOOR 1: 35 m²/380 sq ft, FLOOR 2: 35 m²/377 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



IMPORTANT NOTICE – These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.