



THE  
PARK LANE GROUP

EST.  
1987



Stretton Park,  
Granger Way,  
Hastings

£1,195 Per Month

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



Council Tax Band: B  
Deposit: £1,378

House - Terraced



- Contemporary Fitted Designer Kitchen with Integrated Appliances
- Private Off-Road Parking & Visitor Spaces
- Double Glazing & Gas Central Heating
- Rent Direct From Developer
- Two Spacious Double Bedrooms
- Luxurious Bathroom Suite
- High Specification Finish Throughout
- Fitted Venetian Blinds Throughout
- Enclosed Private Rear Garden, Patio & Shed
- Close to Shops & Transport Links

**Property Description**  
 This fabulous, newly decorated two-bedroom, end-terrace home forms part of the Stretton Park development and is finished to the normal exceptional standard that you would expect from The Park Lane Group.

Internally, you'll find a beautiful kitchen with an open plan living and dining area on the ground floor, and two beautifully spacious double bedrooms on the first floor.

In the contemporary fitted kitchen, you will find designer high gloss units with integrated appliances, including an oven, hob & a designer glass hood, a dishwasher, and a washer dryer. Stunning porcelain flooring, under-unit lighting and downlighters complete the look. There is also a spacious downstairs cloakroom/WC which is fully tiled.

To complete the ground floor is the open plan living area with glazed sliding doors which open out onto the patio for an inside, outside feel.

On the first floor there are two equally spacious double bedrooms. There is also a family bathroom which features porcelain tiling, chrome fittings, vanity unit, chrome heated towel rail and a bath/shower mixer.

Venetian blinds have been fitted to the double-glazed windows throughout the property for privacy, but still allowing light through for a light and spacious feel. On the floors, there is a combination of tiled flooring and plush grey carpets throughout the entire property, giving it a light and modern feel.

This property also benefits from an enclosed, fully fenced rear garden which is turfed and has a garden shed and patio. There is exterior lighting to the front and rear along with allocated and visitor parking.

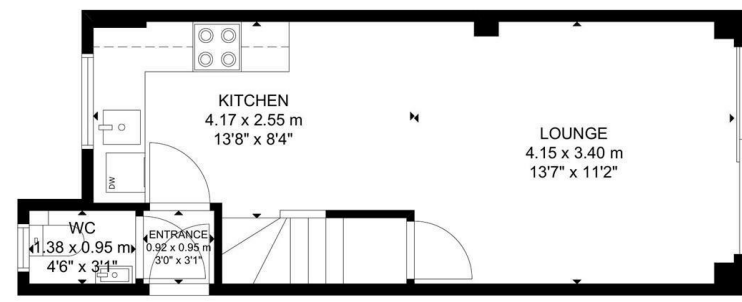
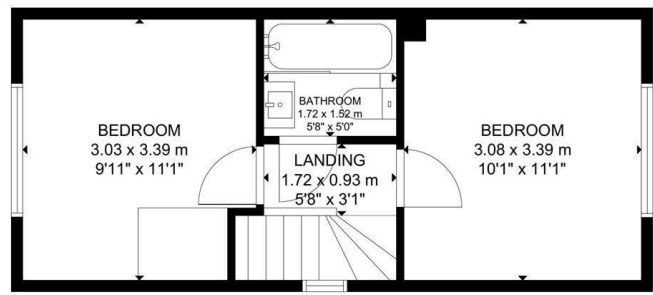
There is a range of shops and amenities on your doorstep, along with a bus service and several schools, from primary right through to further education.

Please Note - Photos shown are for illustration purposes only and are taken from a similar house on the same development. To see the exact house available and the finish, please arrange a viewing.

**Material Information**

**Utilities;**

- Electric is mains supply
- Water is mains supply
- Gas is mains supply
- Fibre broadband (FTTP)
- Sewerage is mains supply



GROSS INTERNAL AREA  
 TOTAL: 56 m<sup>2</sup>/605 sq ft  
 FLOOR 1: 29 m<sup>2</sup>/312 sq ft, FLOOR 2: 27 m<sup>2</sup>/293 sq ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			97
(92 plus) A			
(81-91) B		82	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 plus) A			
(61-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**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.



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