



THE
PARK LANE GROUP

EST.
1987



Old Tower Walk,
Netherfield, Battle

£1,545 Per Month
PCM

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

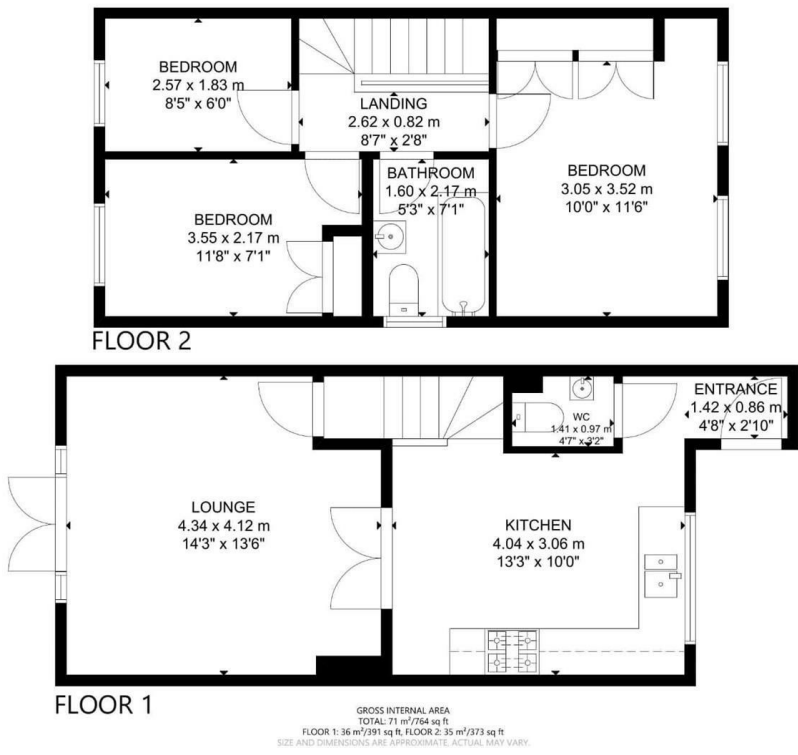


House - Semi-Detached

Council Tax Band: D
Deposit: £1,782



- Beautifully Finished Detached Three Bedroom Home
- Contemporary Fitted Kitchen with Integrated Appliances
- Private Off-Street Parking for Two Cars
- Private, Enclosed Rear Garden
- Spacious Living Room with French Doors Out Onto the Garden
- Set in Peaceful Woodland Setting
- Tiled Modern Fitted Bathroom
- Popular Village Location
- Gas Central Heating & Double Glazing



Property Description

Situated in a peaceful area, this beautiful and well-presented & recently decorated three bedroom semi-detached property is one of a limited collection of homes built by The Park Lane Group.

Old Tower Walk occupies a rural location in a peaceful area near woodland close to the popular village of Netherfield and within easy reach of the historic town of Battle.

Internally, the house is well-presented, featuring a modern and neutral décor throughout. The spacious ground floor offers a welcoming hallway on entry to the home, which opens out into the open plan living and dining space. With a bright and airy feel, this open plan area is beautifully lit with dual aspect windows, and french doors have been added to the rear of the living room that open out to allow you access onto the patio and garden.

To complete the ground floor is the fully fitted designer kitchen with wooden cabinetry, complemented by a black laminate worktop. The kitchen also benefits from integrated appliances including an oven, gas hob and extractor, alongside a stainless steel sink and a half.

Moving upstairs, the main bathroom is beautifully finished with stylish floor and wall tiles and benefits from chrome fittings, a full-sized mirror and bath/shower mixer.

The spacious master bedroom has ample room to comfortably fit a double bed and two double-fitted wardrobes for plenty of storage. There is also an additional second bedroom on this floor with a double fitted wardrobe and a smaller third bedroom.

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 stunning porcelain tiles and plush carpets throughout the entire property, giving it a bright and modern look. The property also has gas central heating and double glazing fitted throughout as standard.

Externally, the property features a classic look with a brick and tile hung façade and an enclosed porch built on the front of the property on the front. This home also has a lawned, landscaped garden and paved terrace to the rear, along with close-boarded fencing. There are also two off-street private parking spaces.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B		77	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating			Current	Potential
Very environmentally friendly - lower CO ₂ emissions				
(82 plus) A				
(61-81) B				
(49-60) C				
(35-48) D				
(21-34) E				
(11-20) F				
(1-10) G				
Not environmentally friendly - higher CO ₂ emissions				
England & Wales			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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