



THE
PARK LANE GROUP



Birling Crescent, St.
Leonards-On-Sea

£1,350 PCM PCM

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



Council Tax Band: B
Deposit: £1,557

House - Terraced



- ****BRAND NEW - NEW BUILD****
- Contemporary Kitchen 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
 This home features a contemporary open plan layout and spacious bedrooms.

You will find a high end designer kitchen with high quality integrated appliances with extended warranties. 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 space there is 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 completes the ground floor.

Venture upstairs and you will find the sharp, contemporary styling and high-end finish continues. This home boasts two spacious double bedrooms, either side of the family bathroom.

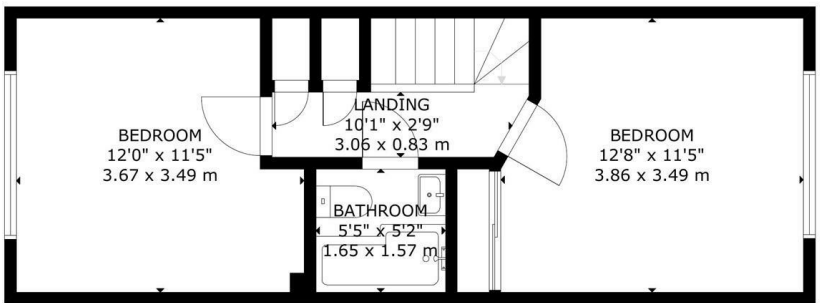
For ultimate luxury in the bathroom and cloakrooms, our enhanced specification includes crisp white sanitary ware, high end chrome fittings, heated towel rails, hooks, shaver sockets, porcelain tiling, mirrors and vanity units too.

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

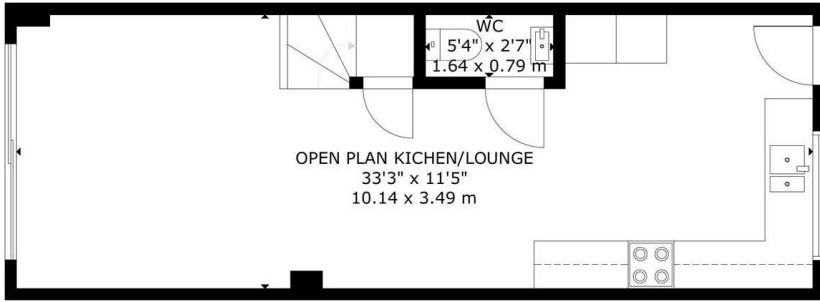
Quiet & Convenient Location
 All the essentials are right on your doorstep, from a post office to Sainsbury's supermarket, homeware stores and a number of well-regarded schools, such as Little Ridge Primary Academy, West St Leonards Primary and Robsack Primary. For older students, St Richards Catholic College, St Leonards Academy, Bexhill High Academy and East Sussex College are also all local to the development.

The homes are also perfectly situated for the surrounding road and rail links and there is a local bus service. Ore and Hastings mainline railway stations are also just on and two miles away.

A large Sainsbury's supermarket is within easy reach as are several schools and a range of further community amenities.



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		82	91
(81-91) B			
(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			
(13-20) F			
(1-12) 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.