



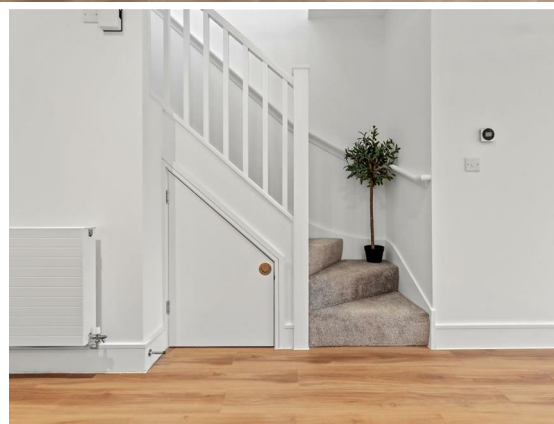
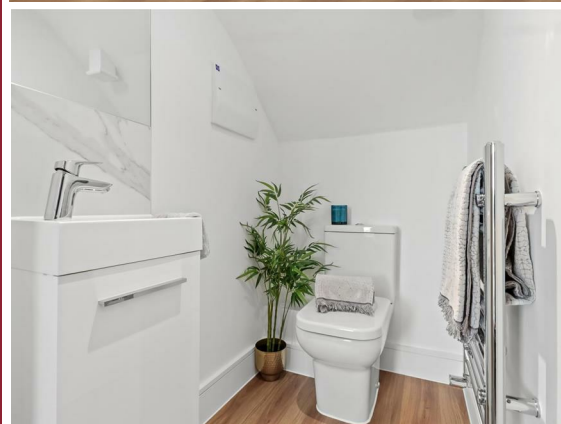
THE
PARK LANE GROUP



TO LET

Birling Crescent, St
Leonards on Sea

£1,625 PCM PCM



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

Council Tax Band: C
Deposit: £1,875

House - End Terrace



- *BRAND NEW HOME*
- Contemporary Kitchen with Integrated Appliances & Breakfast Bar
- Far Reaching Views
- Excellent Road, Bus & Rail Links
- Money-Saving Energy Efficient Air Source Heating
- Feature Full Width Glazed Sliding Doors Overlooking the Paved Terrace and Landscaped Garden
- Private Off-Street Parking For One Car & Visitor Parking
- Finished to a High Specification Finish Throughout
- Close to Schools, Shops, Hospital & Post Office
- Master Bedroom with Ensuite

Property Description
 We are delighted to offer this fabulous three bedroom home with a spacious, family-friendly interior.

This new home features a show-stopping kitchen complete with high quality integrated Blomberg appliances, including eye-level double ovens, glass electric hob and extractor, glass splashback, dishwasher, fridge freezer and washer dryer.

We have designed for optimum storage and workspace too. Along with a breakfast bar, this kitchen also benefits from a corner carousel unit, plus drawers, wall and base units and a coordinated worktop and upstand. Brushed chrome sockets with USB ports and door furniture add to the high-end look. The lighting has been thought about too, with concealed under-unit LEDs plus downlighters which feature throughout the ground floor.

Beyond, the open plan living spaces have dimmable lighting and benefits from full width glazed sliding or bifold 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.

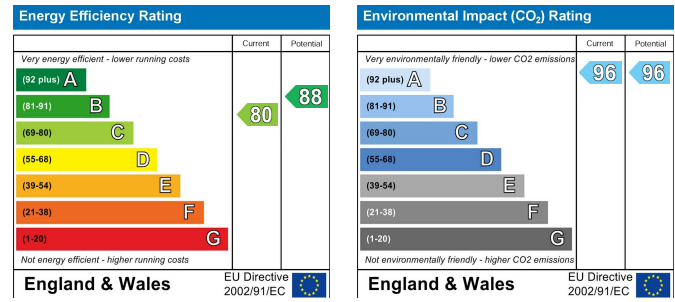
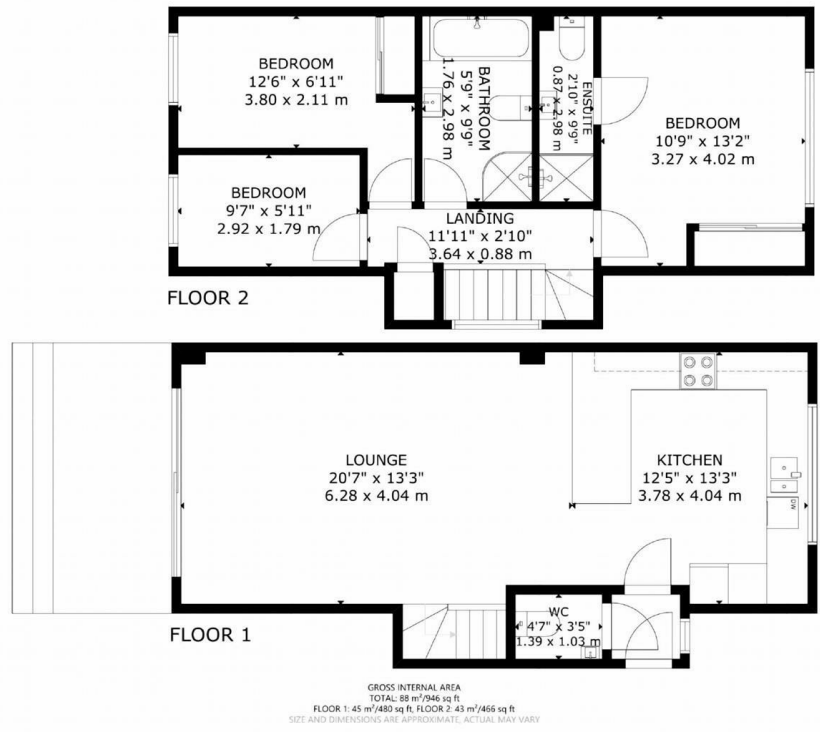
Venture upstairs and you'll find two double bedrooms and a third bedroom. In the master bedroom, we have incorporated an indulgent en-suite shower room. It adds to a luxurious family bathroom which features an enhanced specification including crisp white sanitary ware, high end Hans Grohe chrome fittings, 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.

We have a selection of 3 Bedroom homes available for rent with prices starting from £1625.00pcm.

Quiet & Convenient Location
 All the essentials are right on your doorstep, from a post office to Sainsburys 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 property is also ideally 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.



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.