

TO LET

Albany Road, St. Leonards-On-Sea

£795 PCM PCM

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







Apartment

Council Tax Band: A Deposit: £917









AVAILABLE NOW

- Located in the Highly Sought After Albany Road
- Close to Transport Links & Mainline Stations
- Integrated Appliances Venetian Blinds Fitted to the Double

Contemporary Fitted Kitchen with

- Luxurious Contemporary Fitted Bathroom
- Glazed Windows
- Forms Part of an Attractive Period Property
 Close to Shops, Schools & Local Amenities

OPEN PLAN KITCHEN/LOUNGE 4.52 x 6.06 m 14'10" x 19'10" **BEDROOM** 3.15 x 3.30 m 10'4" x 10'10" HALLWAY BATHROOM 2.29 x 1.43 m 7'6" x 4'8" 2.70 x 1.53 m 8'10" x 5'0" GROSS INTERNAL AREA TOTAL: 43 m²/461 sq ft FLOOR 1: 43 m²/461 sq ft



Property Description

We are delighted to be offering this one bedroom apartment which enjoys a prime spot in one of St. Leonard's popular treelined roads.

The apartment forms part of an attractive period property called The Suites at Number 9, which enjoys a prominent position in the highly sought-after Albany Road.

The apartment offers bright and spacious living accommodation with generous room sizes and deep windows.

This second-floor apartment has been fitted in a contemporary style with a fabulous kitchen and bathroom.

The apartment has benefitted from a contemporary kitchen, which has been designed with grey shaker-style cabinets and brushed gold T-bar handles, paired with a marble-effect worktop and luxury vinyl tiled flooring. With a range of wall and base units, it offers ample storage space for all of your cooking essentials.

The kitchen also features integrated appliances including a built-in electric oven and glass hob and splashback, plus a statement glass extractor fan and a composite sink. There is also plumbing and space for a washer/dryer and full-size dishwasher.

High ceilings throughout make for a light and airy interior and there is a spacious open plan living room next to the kitchen. The large living room features a beautiful bay window with views out across Albany Road, as well as brand-new fitted carpets which also extend into the master bedroom.

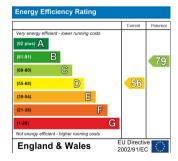
In the bathroom, you will find a beautifully finished marble look bath/shower mixer, luxury vinyl tiled flooring, fitted mirror, WC, and an electric heated towel radiator.

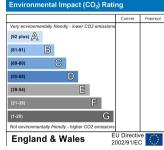
The spacious master bedroom has ample room to fit a double bed and benefits from views across the highly sought-after road.

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 luxury vinyl tiled flooring and plush grey carpets throughout the entire property.

Accessed via a communal front door into the entrance hall, visitors can gain access via a telephone entry system.

Albany Road is a popular location. It is close to bus routes and within easy reach of the mainline train stations of West St. Leonards and St. Leonards Warrior Square. The areas' shops, bars and cafes, and the seafront can also be reached on foot.





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.











FLOOR