



THE  
PARK LANE GROUP



Stretton Park,  
Granger Way,  
Hastings

£1,195 Per Month

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



TO LET

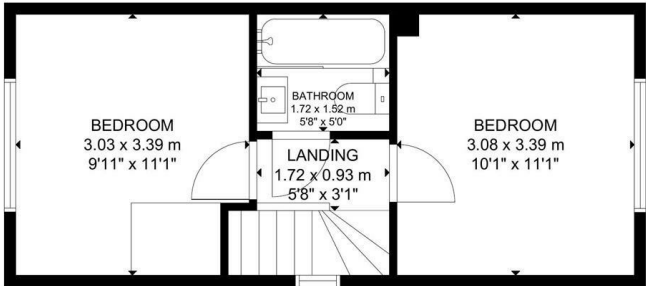


House - Terraced

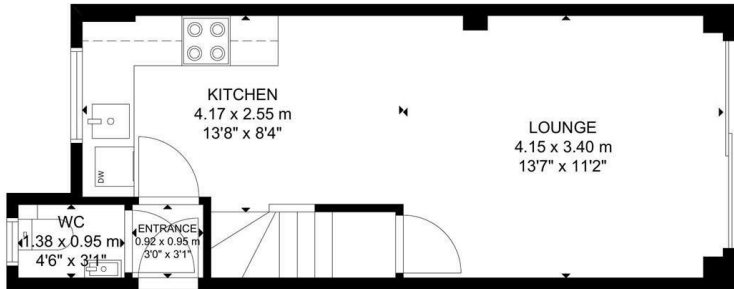
Council Tax Band: B  
Deposit: £1,378



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



FLOOR 2



FLOOR 1

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.



**Property Description**  
This fabulous & well-presented two-bedroom 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.

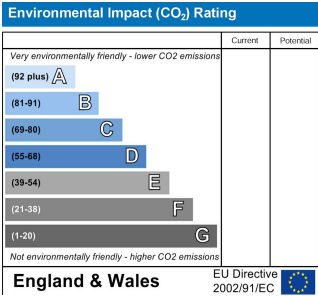
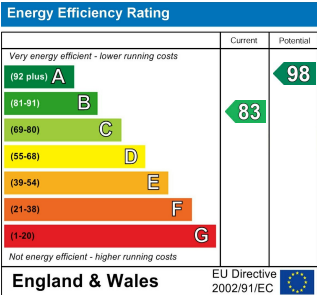
Venetian blinds have been fitted to the double-glazed windows throughout the property for privacy, but still allowing light through for a light and spacious feel. On the floors, there is a combination of tiled flooring and new, plush grey carpets throughout the entire property, giving it a light and 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: Images are taken from another similar Park Lane Group 2-bedroom home on the same development and are provided for guidance only. The finished specification for this home may differ slightly. Please speak with our team for details.

**Pet Information**  
A well-behaved pet may be considered at this property, subject to the landlord's approval. If accepted, the rent will increase by £50.00 per month



**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.