



THE
PARK LANE GROUP

EST.
1987

TO LET



Berrington Mansions,
Jubilee Gardens, St.
Leonards-On-Sea

£1,195 Per Month

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



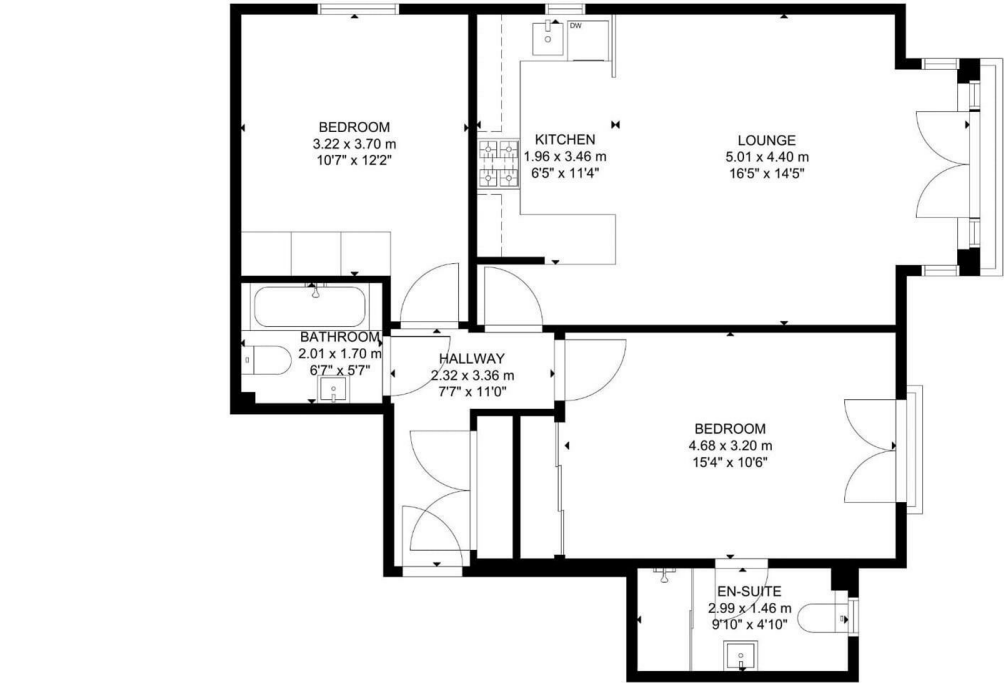
Apartment

Council Tax Band: C
Deposit: £1,378



- *AVAILABLE NOW*
 - Master Bedroom with En-suite
 - Located in the Highly Sought After Filsham Road
 - Private Car Park with Allocated Parking Space
 - Convenient Location to St Leonards & Train Station

- Contemporary Fitted Design High Gloss Kitchen, with Integrated Appliances
 - Luxuriously Finished Main Bathroom
 - New Carpets Fitted
 - Two Double Bedrooms with Contemporary Fitted Mirrored Wardrobes



FLOOR 1

GROSS INTERNAL AREA
TOTAL: 74 m²/801 sq ft
FLOOR: 1: 74 m²/801 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Property Description
This fantastic two-bedroom second-floor apartment forms part of the Berrington Mansions development and is finished to the normal exceptional standard and benefits from south westerly views across the South coast.

This well-decorated property benefits from a spacious open plan kitchen, living and dining space. In the contemporary fitted kitchen, you will find a stylish granite worktop complemented by white high gloss units with plenty of storage. The kitchen also benefits from integrated appliances, including an oven, hob and extractor, a dishwasher, fridge-freezer and a washer dryer.

The beautifully designed master bedroom has ample room to comfortably fit a double bed. There is also a fitted mirrored wardrobe with sliding doors, to give you that feel of luxury. Adjoining the bedroom is the ensuite shower room fitted with stylish white sanitary ware, a large mirror above the hand basin with fitted vanity unit, heated towel rail, chrome fittings and luxury porcelain wall and floor tiles.

The second bedroom is just as spacious, and benefits from another exquisitely finished mirrored wardrobe.

Continuing throughout the property with a luxurious and modern look is the beautifully finished family bathroom, which benefits from stylish glossy floor tiles, a heated towel rail, chrome fittings, a full-sized mirror, shaver point and bath.

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, wood flooring and plush grey carpets throughout the entire property.

Externally, the mansion block features a classic look with a render and brick finish, complemented by an attractive beech hedge that has been laid behind low level feature walls with handmade wrought iron railings.

Nestled within a small and exclusively private development, the apartment offers allocated off road parking within the Mansions private car park to the rear of the property which is secured by electric barriers. A brick-built cycle store has also been designed within the grounds for use by the residents.

Accessed via a communal front door, visitors can gain entry into Berrington Mansions via a security video-entry phone system.

*PLEASE NOTE - the images shown are for illustration purposes only and are taken from a similar apartment within Berrington Mansions. There are small differences between the photos shown and the finish & appearance of the apartment available for rent.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating					
	Current	Potential		Current	Potential		
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		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.