



THE
PARK LANE GROUP



Harwood Heights, Upper Broomgrove Road, Hastings

House - Terraced
Deposit: £1,494
Council Tax Band: B

£1,295 Per Month PCM



3



1



1



B



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

- *COMING SOON*
- Luxurious Part Tiled Main Bathroom
- Contemporary Fitted Kitchen with Integrated Appliances
- Private Rear Garden with Patio & Shed
- Double Glazing & Gas Central Heating
- Venetian Blinds Fitted Throughout
- Close to Ore Station
- Spacious Three Bedrooms
- Private Driveway Parking

Energy Efficiency Rating	
EU Directive 2002/91/EC	England & Wales
Very energy efficient - lower running costs	Very energy efficient - lower running costs
(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 energy efficient - higher running costs
Current	Potential
97	83

Environmental Impact (CO ₂) Rating	
EU Directive 2002/91/EC	England & Wales
Very environmentally friendly - lower CO ₂ emissions	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
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Not environmentally friendly - higher CO ₂ emissions	Not environmentally friendly - higher CO ₂ emissions
Current	Potential

