



THE
PARK LANE GROUP

EST.
1987

TO LET



Hawthorn Road,
Hastings

£945 Per Month
PCM

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



House - Terraced

Council Tax Band: B
Deposit: £1,090



- Property Description**
- The Park Lane Group are pleased to be offering this beautifully presented property to rent in Hastings.
- Located within the popular Clive Vale area in Hastings, this property is within reach of local schools and bus routes to Hastings Town centre with its range of shopping, sporting and recreational facilities and mainline railway station.
- Internally, the house is well-presented, featuring a modern and neutral décor throughout. The spacious ground floor offers a welcoming hallway on entry to the home, where you will find the spacious master bedroom with sliding patio doors which open out onto the patio and garden. It also benefits from built-in wardrobes featuring sliding mirrored doors offering excellent storage and enhancing the feeling of space and light within the room. The property also benefits from a second bedroom on this floor.
- To complete the ground floor is the luxurious and beautifully finished family bathroom, which benefits from stylish glossy floor and wall tiles, a heated towel rail, chrome fittings, a full-sized mirror, shaver point and bath/shower mixer.

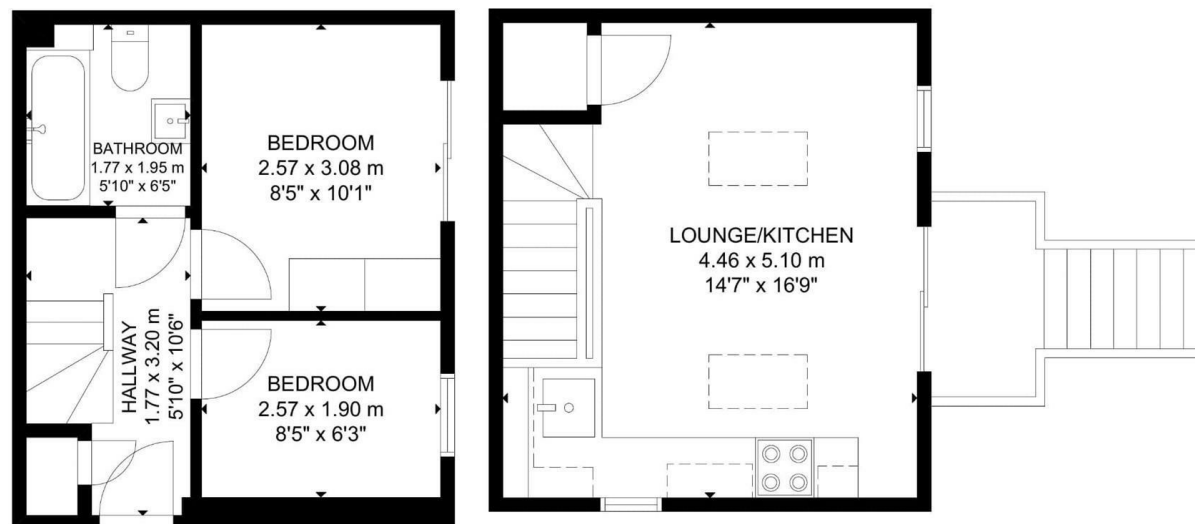
On the first floor is the fully fitted designer kitchen with wooden cabinetry, complemented by a black laminate worktop. The kitchen also benefits from integrated appliances including an oven, electric hob and extractor, alongside a stainless-steel sink and a half.

The living and dining space adjoins the kitchen for an open plan layout, with patio doors which open out to allow you access onto the decking which leads down to further decking, the patio and lawned garden.

Luxury wood flooring and downlighters have been incorporated into the design and the property also features a stunning glass balustrade. Fitted venetian & vertical 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 solid oak flooring, stunning porcelain tiles and recently fitted plush carpets throughout the entire property, giving it a bright and modern look. The property also has electric central heating and double glazing fitted throughout as standard.

Externally, the property benefits from a private landscaped garden with a lawn and decking area and garden shed. There is also a private off-road designated parking space.

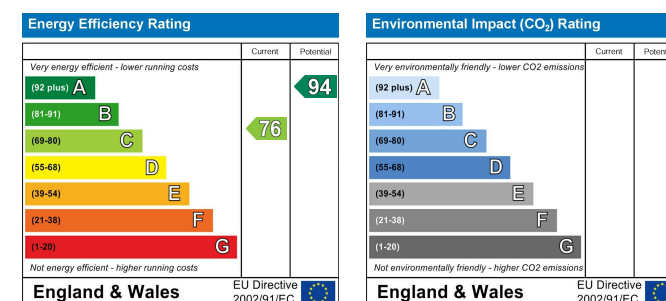
*Rents from £945



FLOOR 1

FLOOR 2

GROSS INTERNAL AREA
TOTAL: 46 m²/491 sq ft
FLOOR 1: 23 m²/246 sq ft, FLOOR 2: 23 m²/245 sq ft



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.