



THE
PARK LANE GROUP



Sovereign Walk, St Leonards on Sea
£2,095 PCM

Date Available: 10th August 2026
Deposit: £2,417
Council Tax Band: D

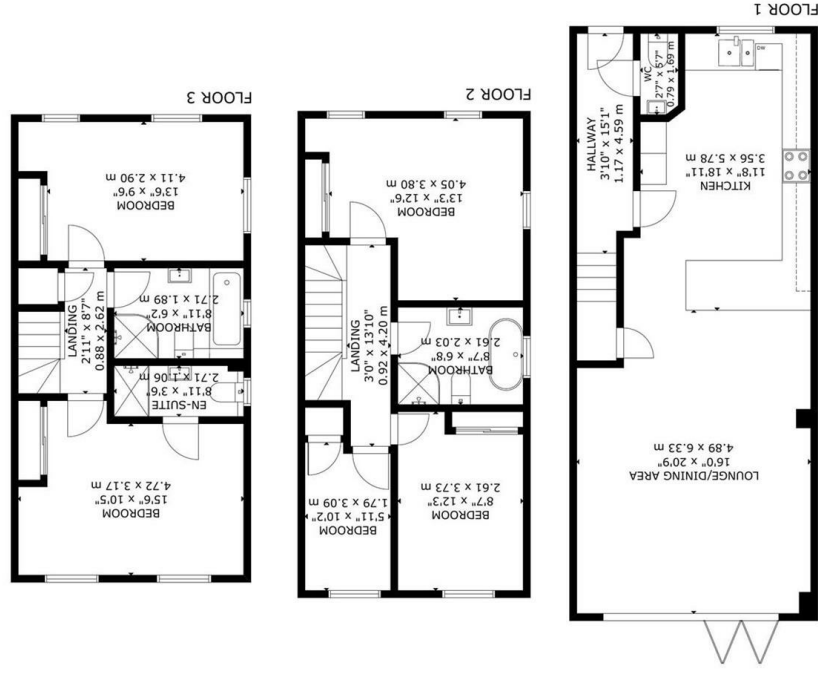
House - Semi-Detached



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*
- Five generously sized bedrooms, including a luxurious master suite with ensuite
- Contemporary kitchen with breakfast bar and high-quality integrated appliances
- Open-plan living space with full-width glazed bifold doors to the garden
- Stunning views across the South Coast, including Beachy Head and the North Downs
- Two allocated off-road parking spaces, plus ample communal visitor parking
- Three high-spec bathrooms, including a freestanding bath and separate corner shower
- Within walking distance to the conquest hospital
- Excellent transport links – road, rail and bus connections nearby
- Landscaped rear garden with patio, lawn, shed, outside tap and power point



GROSS INTERNAL AREA
 TOTAL 149 m²/1601 sq ft
 FLOOR 1: 59 m²/637 sq ft, FLOOR 2: 45 m²/483 sq ft, FLOOR 3: 45 m²/481 sq ft
 SEE ALSO DIMENSIONS AND APPROXIMATE ACTUAL WALL THICKNESS

England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions	(A)
(B1-91)	(B)
(C)	(C)
(D)	(D)
(E)	(E)
(F)	(F)
(G)	(G)
Not environmentally friendly - higher CO ₂ emissions	(G)
Current	Proposed

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(A)
(B1-91)	(B)
(C)	(C)
(D)	(D)
(E)	(E)
(F)	(F)
(G)	(G)
Not energy efficient - higher running costs	(G)
Current	Proposed

Energy Efficiency Rating
 89

Environmental Impact (CO₂) Rating