



THE
PARK LANE GROUP

EST.
1987



Rosefinch Way,
Eastbourne

£1,595 Per Month

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

Date Available: 26th April 2026

Council Tax Band: B

Deposit: £1,903

House - End Terrace



- *AVAILABLE NOW*
- Feature Full Width Bi-Fold Doors Overlooking the Paved Terrace and Landscaped Garden
- Close to Schools, Shops, Gym and Private Access to a Tranquil Nature Conservation Area and Pond
- Master Bedroom with Ensuite & High Spec Finish
- Finished to a High Specification Finish Throughout
- Fully Equipped Designer Kitchen with Bosch Integrated Appliances, Lighting & Flooring
- Private Off-Street Parking for 2 Cars
- Three Spacious & Beautifully Finished Bedrooms
- External Feature Lighting on Front & Back Elevations
- Modernistic External Architecture with Brick & White Weatherboard Cladding

Property Description
 Rosefinch Way is a fabulous collection of 2- and 3-bedroom homes in the heart of Eastbourne. Finished to a high specification finish, this 3-bedroom home will enjoy a great location, situated next to a designated conservation area and pond.

The fabulous kitchen is fully fitted to create a space that is as functional as it is stylish, featuring a sleek laminate marble effect worktop, complemented by dove grey high gloss and navy shaker style cabinetry with plenty of storage for all your cooking essentials. Along with concealed under-unit lighting and downlighters, you will find luxury flooring, corner carousel and drawer units, brushed chrome sockets and door furniture. There is also a spacious breakfast bar (stalls not included) area adjoining the kitchen, allowing 5 people to comfortably sit and enjoy a casual dining experience.

Discover a built-in eye-level Bosch oven, glass induction hob and extractor, glass splashback and dishwasher. You will also find a 70/30 fridge freezer and washer-dryer.

With an open plan living room, the space is light and airy, and benefits from full-width bi-fold doors which span almost the entire width of the property, providing an inside-outside feel, beautifully linking the spacious interior with the patio and the rear landscaped garden.

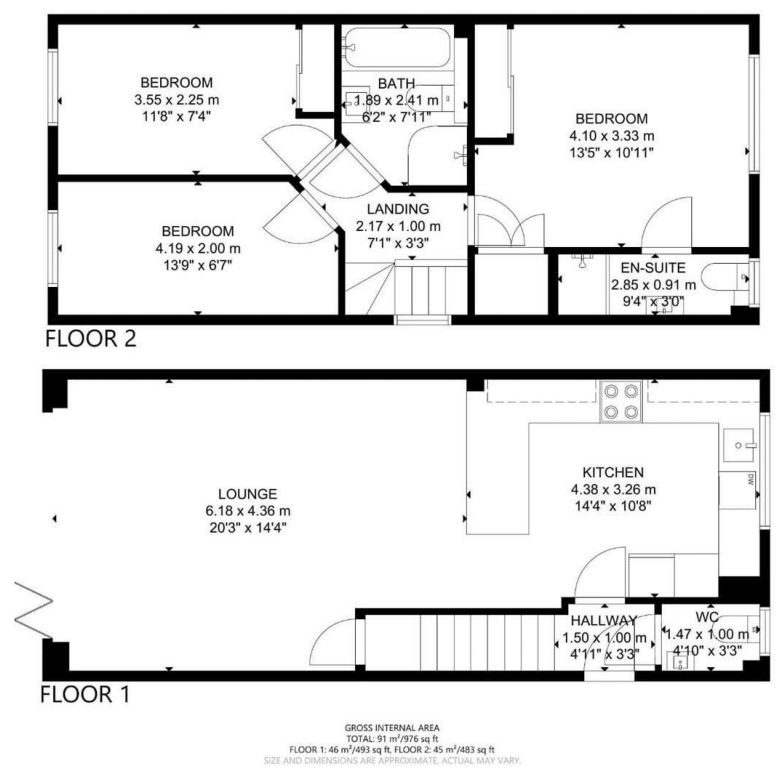
Situated just off the entrance hall, the fully fitted WC/cloakroom completes the ground floor with a full height mirror and vanity unit, tiled splashback and heated towel radiator. We have also incorporated a useful hook on the back of the door.

Upstairs, there will be two similarly proportioned bedrooms to the rear, whilst the beautifully appointed master bedroom occupies the front and benefits from a built-in double wardrobe and indulgent adjoining ensuite. It adds to a luxurious family bathroom which features a fully tiled bath and separate corner shower as well as a host of upgraded fittings. These include a vanity unit with a full-size mirror, heated towel radiator, concealed cistern WC, shaver socket and chrome fittings. Beautiful porcelain wall and floor tiles complete the design.

This home also has a lawned, landscaped garden and paved terrace to the rear, along with close-boarded fencing and a full height side gate for privacy. You will also find a garden shed, dual power point, outside tap and exterior lighting. It also benefits from two private parking spaces and communal visitor parking spaces.

The property also benefits from a fitted burglar alarm.

In terms of location, you couldn't be better placed. It is quiet yet convenient for the area's shops, schools and surrounding road links, and minutes away from the seafront.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		95
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
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.

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