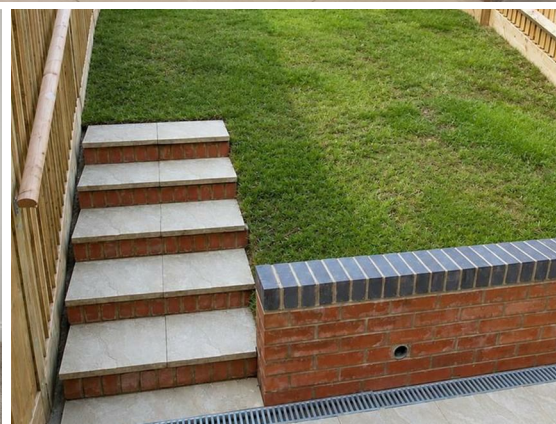




THE  
PARK LANE GROUP

EST.  
1987

TO LET



High Breezes,  
Bannister Close,  
Hastings

£1,250 Per Month

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

Date Available: 30th October 2026

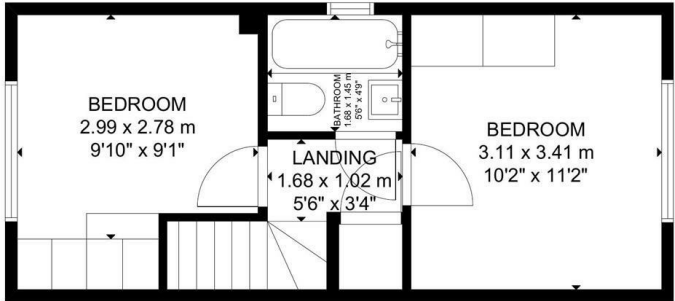
Council Tax Band: B

Deposit: £1,442

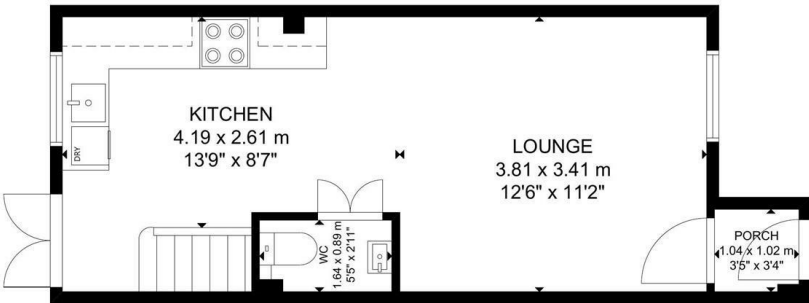
House - Terraced



- \*COMING SOON\*
- Contemporary Fitted Designer High Gloss Kitchen, with Integrated Appliances
- Two Double Bedrooms with Contemporary Fitted Mirrored Wardrobes
- Double Glazing & Gas Central Heating
- Close Proximity to the Conquest Hospital
- Southerly Views Across the South Coast
- Within Close Proximity to the Ridge, A21 and A259
- Private Off-Street Parking for One Car
- Enclosed Rear Garden with Shed



FLOOR 2



FLOOR 1

GROSS INTERNAL AREA  
TOTAL: 587 sq ft/ 54 m<sup>2</sup>  
FLOOR 1: 293 sq ft/ 27 m<sup>2</sup>, FLOOR 2: 294 sq ft/ 27 m<sup>2</sup>  
EXCLUDED AREA: PORCH: 11 sq ft/ 1 m<sup>2</sup>  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**Property Description**  
The Park Lane Group is excited to be offering this fabulous 2-bedroom home built by us in our High Breezes Development, ideally located off The Ridge, Hastings. The development encompasses the property's coastal location with a brick wall entrance façade, accented with boat, anchor and brick seagull detailing's.

Externally you have a timeless full brick exterior with stone accents, along with an elegant gabled porch and wrought iron railings. Upon entry you have a welcoming entrance hall, opening into a generous open plan living area and kitchen.

The contemporary kitchen features a glossy porcelain tiled floor, complemented by the high gloss units and a white laminate worktop, where you will find a range of integrated appliances, including a washer-dryer, dishwasher, oven, electric hob, and extractor.

The kitchen benefits from French patio doors which open out onto the patio to provide an inside outside feel beautifully linking the spacious interior with the paved terrace and landscaped garden. There is also a shed which is handy for extra storage space.

Downstairs also lends itself to a usefully placed WC, benefitting from a vanity unit, full mirror, and is fully tiled. The glossy porcelain tiled floor also extends into here.

Upstairs, there are two spacious double bedrooms both of which benefit from luxurious sliding mirrored wardrobes with a traditional walnut trim. The master bedroom also has the luxury of extensive views over Hastings and Ore, with far reaching views across to the sea.

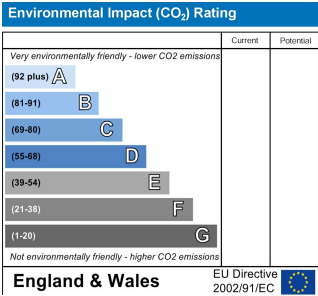
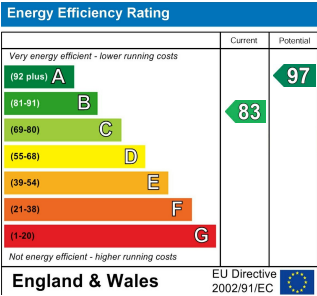
Adjoining both rooms is the main bathroom which beautifully finished with sleek beige tiling, full width mirror, white sanitary ware and chrome fittings. There is also a bath/shower mixer, heated towel rail and a shaver point.

The property is located in a quiet no-through road, with access to a private off-street parking space, along with several visitor spaces throughout the development.

Forming part of the exclusive High Breezes development, this property is remarkably well positioned, with sweeping views to the southwest - its location could not be more convenient.

\*Please note the images may differ slightly to the property you view as they may have been taken of a neighbouring property.

Location



**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.