

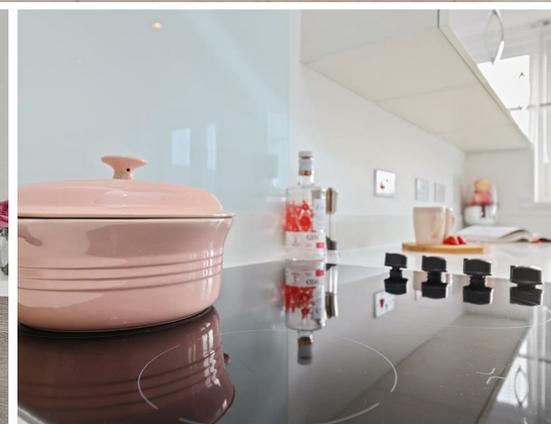


THE
PARK LANE GROUP

EST.
1987



TO LET



High Breezes, The
Cheviots, Hastings

£1,250 Per Month

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

Date Available: 18th May 2026

Council Tax Band: B

Deposit: £1,442

House - Terraced



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



Property Description
This fantastic two-bedroom home forms part of the High Breezes development, and is finished to the normal exceptional standard that you would expect from The Park Lane Group.

This property benefits from an open plan living and dining area on the ground floor, and two beautifully spacious double bedrooms on the first floor, with the master bedroom benefiting from southerly views across the south coast.

In the contemporary fitted kitchen, you will find integrated Indesit appliances, including an oven, hob & a designer glass hood, a dishwasher, and a washer dryer. Stunning porcelain flooring and sleek worktops complete the look along with high gloss units.

Throughout the ground floor, there are recessed downlighters for a smart, unified look, whilst walnut veneered interior doors with brushed steel door furniture add a touch of luxury. There is also a spacious downstairs cloakroom/WC which is fully tiled.

Continuing throughout the property with a luxurious and modern look is the beautifully finished family bathroom, which benefits from stylish glossy floor tiles, a heated towel rail, chrome fittings, a full-sized mirror, shaver point and bath/shower mixer.

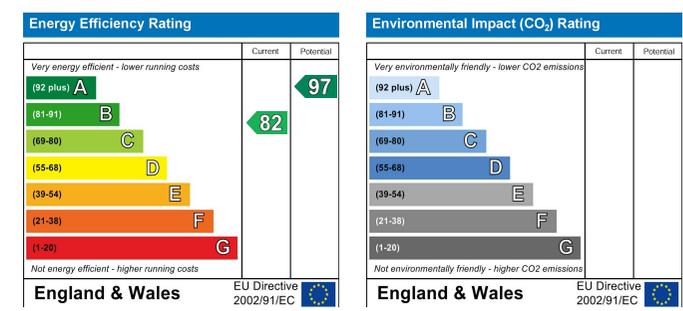
The spacious master bedroom has ample room to comfortably fit a double bed. There is also a double-fitted mirrored wardrobe with sliding doors, to give you that feel of luxury and a further additional built-in cupboard/wardrobe. There is also an easily accessed TV point. The second bedroom is just as spacious, and benefits from another beautifully finished mirrored wardrobe.

Venetian 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 tiled flooring and plush grey carpets throughout the entire property, giving it a light and modern feel.

This property is located within a no-through road and benefits from a private, fully fenced rear garden which is turfed and has a garden shed and patio. There is exterior lighting to the front and rear along with allocated parking and visitor parking.

There is a range of shops and amenities on your doorstep, along with a bus service, the local hospital, and several schools, from primary right through to further education.

Furthermore, the High Breezes development is just minutes from the A259 and A21 and less than 10 minutes from



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.