



THE
PARK LANE GROUP



Cornwall Road,
Bexhill-On-Sea

£1,025 Per Month
PCM

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



Council Tax Band: A
Deposit: £1,182

TO LET

Apartment



■ *AVAILABLE NOW*

- Conveniently Located Within a Central Location in Bexhill
- Fitted Venetian Blinds Throughout
- Roof Terrace with Views Across Bexhill
- Close to Local Amenities

- Beautifully Finished Master Bedroom with Ensuite
- Double Glazing & Gas Central Heating
- Contemporary Fitted Designer High Gloss Kitchen, with Integrated Appliances
- Electric Fireplace

Property Description

The Park Lane Group are offering this fantastic two-bedroom apartment maisonette occupying two floors in a perfectly situated property within Bexhill.

Internally, the apartment offers a spacious hallway providing a welcoming space on entry to the property. Finished to an exceptional standard, the contemporary kitchen features a sleek white worktop, complemented by a mixture of and white and walnut high gloss units with plenty of storage for all of your cooking essentials. The kitchen also benefits from integrated appliances, including an oven, dishwasher, hob, and extractor. From here you also have access to the outside roof terrace, where you can gaze across Bexhill's city scape.

Next to the kitchen is the useful cloakroom/WC with a heated towel rail and white sanitary ware for a sleek and modern look. Also on this floor is a spacious double bedroom.

To complete this floor is expansive living room with a beautifully bay window with views out across Bexhill. This room also features an electric fireplace for those cosy winter evenings.

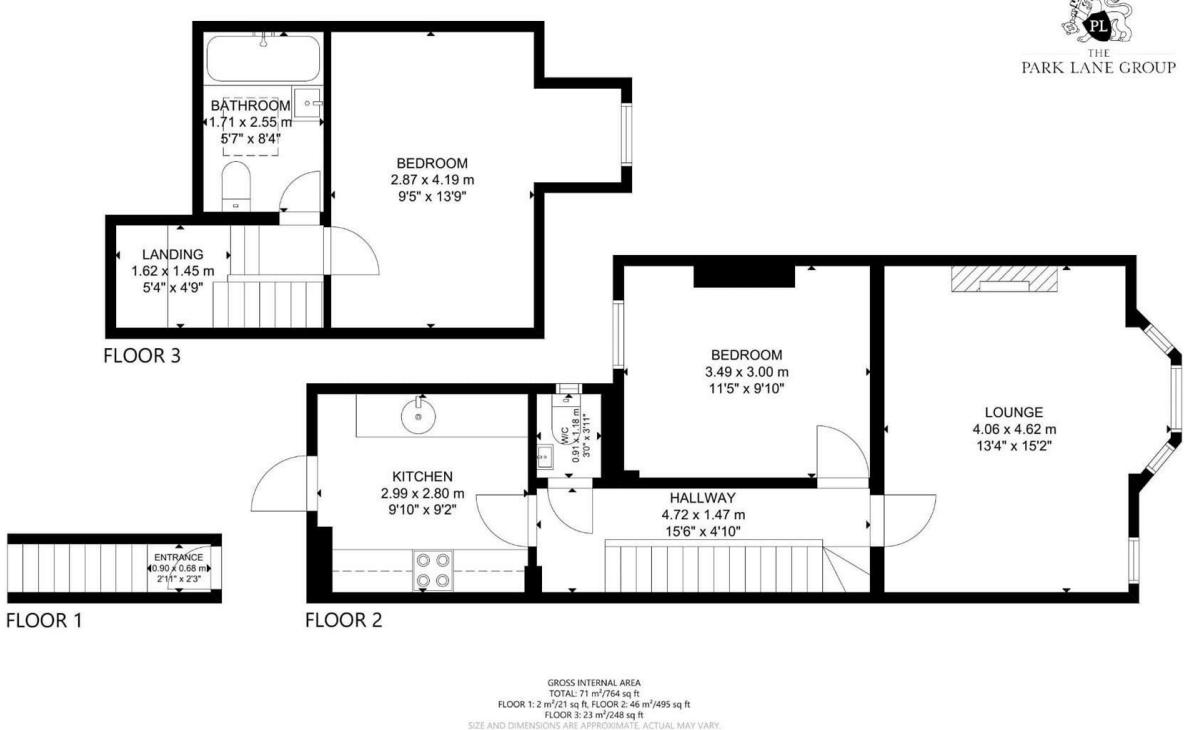
Occupying the top floor of this property is the beautifully finished top floor master suite. The bedroom has ample room to comfortably fit a double bed. Adjoining the bedroom, is the beautifully finished ensuite with stylish glossy floor tiles, heated towel rail, chrome fittings, mirror and freestanding bath.

There is also a useful utility area within the boiler cupboard, with space for a washer/dryer.

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 luxury vinyl tiled flooring and plush carpets. The property also has gas central heating fitted as standard.

Location

Cornwall Road is conveniently located within reach of a plethora of local amenities and bus routes to the town centre. The property also has easy access to Bexhill Train Station, where there is a variety of shops, restaurants, and bars.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	62
(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.