



**PCMA**  
ESTATE AGENTS

**22, Cookson Gardens, Hastings, TN35 5QH**

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**Price £260,000**

PCM Estate Agents are delighted to present to the market an opportunity to acquire this MODERN TWO BEDROOM FAMILY TERRACED FAMILY HOME with a LEVEL FAMILY FRIENDLY GARDEN and OFF ROAD PARKING for two vehicles.

Accommodation is arranged over two floors comprising an entrance hall, lounge, KITCHEN-DINER with access onto the garden, first floor landing, TWO BEDROOMS and a bathroom with shower over the bath. There are also modern comforts including gas fired central heating and double glazing.

Located in a sought-after and quiet cul-de-sac location, occupying a quiet spot on this favourable development. Situated within easy reach of popular schooling establishments and nearby amenities within the village.

Please call the owners agents now to book your appointment.

### **PRIVATE FRONT DOOR**

Opening into:

### **ENTRANCE HALL**

Stairs rising to upper floor accommodation, wood effect LVT flooring, radiator, wall mounted consumer unit for the electrics, door opening into:

### **LIVING ROOM**

15'4 x 12'1 (4.67m x 3.68m)

Wood effect LVT flooring, radiator, television and telephone point, two radiators, offering a light and airy space, double glazed window to front aspect, door opening into:

### **KITCHEN-DINER**

12'11 x 8' (3.94m x 2.44m)

Continuation of the wood LVT flooring, part tiled walls, ample space for table, radiator, fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, four ring gas hob with oven below and extractor over, inset one & ½ bowl drainer-sink unit with mixer spay tap, space and plumbing for washing machine, space for tall fridge freezer, wall mounted Worcester Bosch combination boiler, double glazed French doors, window to rear elevation with views and access over the family friendly garden.

### **FIRST FLOOR LANDING**

Loft hatch providing access to loft space, doors opening to:

### **BEDROOM**

12'1 x 10'5 narrowing to 9'4 (3.68m x 3.18m narrowing to 2.84m)

Tow double glazed windows to front aspect, radiator, built in double wardrobe, large cupboard.

### **BEDROOM**

11'8" x 6'5" narrowing to 5'8" (3.58m x 1.96m narrowing to 1.73m)

11'9 x 6'5 narrowing to 5'8 (3.58m x 1.96m narrowing to 1.73m)

Radiator, double glazed window to rear aspect with views onto the garden.

### **BATHROOM**

Panelled bath with chrome mixer tap, shower over bath, chrome shower fixing, waterfall style shower head and hand-held shower attachment, glass folding shower screen, dual flush low level wc, vanity enclosed wash hand basin with chrome mixer tap, tiled splashback, heated towel rail, part tiled walls, tile effect laminate flooring, double glazed window with obscured glass to rear aspect, extractor fan for ventilation.

### **OUTSIDE - FRONT**

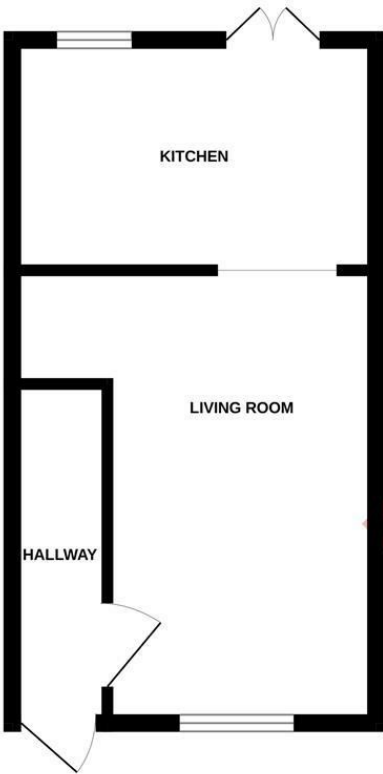
Allocated parking for two vehicles.

### **REAR GARDEN**

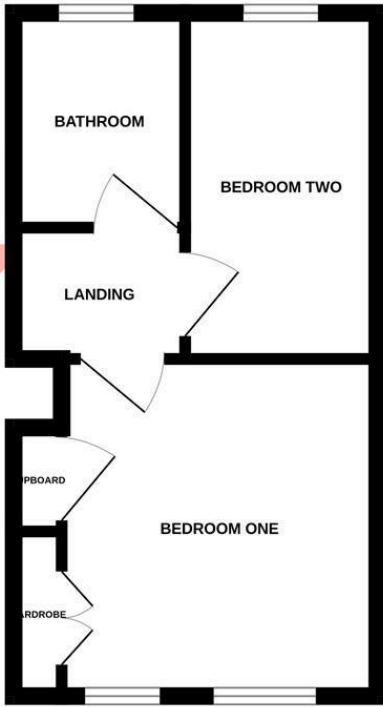
Patio seating area with patio pathway leading to the rear of the garden, area of lawn, fenced boundaries.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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