



ESTATE AGENTS

18, Cookson Gardens, Hastings, TN35 5QH

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Price £285,000

PCM Estate Agents present to the market this THREE BEDROOM SEMI-DETACHED HOUSE, situated on this highly sought after modern development, with OFF ROAD PARKING for multiple vehicles and a GARAGE. Offered to the market CHAIN FREE.

The property enjoys benefits including gas central heating and double glazing. Accommodation comprises an entrance hall, DOWNSTAIRS CLOAKROOM, 18ft LOUNGE-DINER, kitchen, upstairs landing, THREE BEDROOMS and a bathroom. Externally the property benefits from OFF ROAD PARKING for multiple vehicles plus a GARAGE and WELL PROPORTIONED GARDENS to the rear also.

The property is set within reach of local schools and bus routes to Hastings town centre with its comprehensive range of shopping, sporting, recreational facilities, mainline railway station, seafront and promenade.

The only way to truly appreciate this modern home is to arrange an immediate viewing via the owners agents, call now to avoid disappointment.

CANNOPIED ENTRANCE PORCH

With exterior light, part double glazed door to:

ENTRANCE HALL

Staircase rising to upper floor accommodation, central heating thermostat, radiator, part glazed doors to lounge/diner and kitchen, door to:

CLOAKROOM

Double glazed window to front aspect, wash hand basin with tiled splash back, low level wc, radiator, return door to hallway.

KITCHEN

7'9" x 7'9" (2.36m x 2.36m)

Double glazed window to front aspect, part tiled walls, inset 1 ½ bowl sink with mixer tap over, range of base units comprising cupboards and drawers set beneath working surfaces, matching wall units over, integrated cooker hood over stainless steel inset four ring gas hob, stainless steel single oven, plumbing for dishwasher, cupboard housing wall mounted gas boiler, return door to hallway.

LOUNGE-DINER

18'1" max x 14'6" max (5.51m max x 4.42m max)

Double glazed bay window to rear aspect, under stairs storage cupboard, two radiators, double glazed double doors opening to rear garden, return door to hallway.

FIRST FLOOR LANDING

Trap hatch to loft space, airing cupboard housing hot water cylinder and immersion heater.

BEDROOM

12'0" x 8'0" (3.66m x 2.44m)

Double glazed windows to rear and side aspects, radiator, built in wardrobe, return door to landing.

BEDROOM

10'2" x 7'11" (3.10m x 2.41m)

Double glazed windows to front and side aspects, built in wardrobe, return door to landing.

BEDROOM

8'11" x 6'3" (2.72m x 1.91m)

Double glazed window to rear aspect, radiator, return door top landing.

BATHROOM

Double glazed window to front aspect, part tiled walls, white suite comprising panelled bath with over bath shower and mixer spray attachment and fitted shower screen, pedestal wash hand basin, low level wc, radiator, extractor fan, return door to landing.

FRONT GARDEN

Laid to lawn, shrubs, driveway providing off road parking for multiple vehicles and leading to:

GARAGE

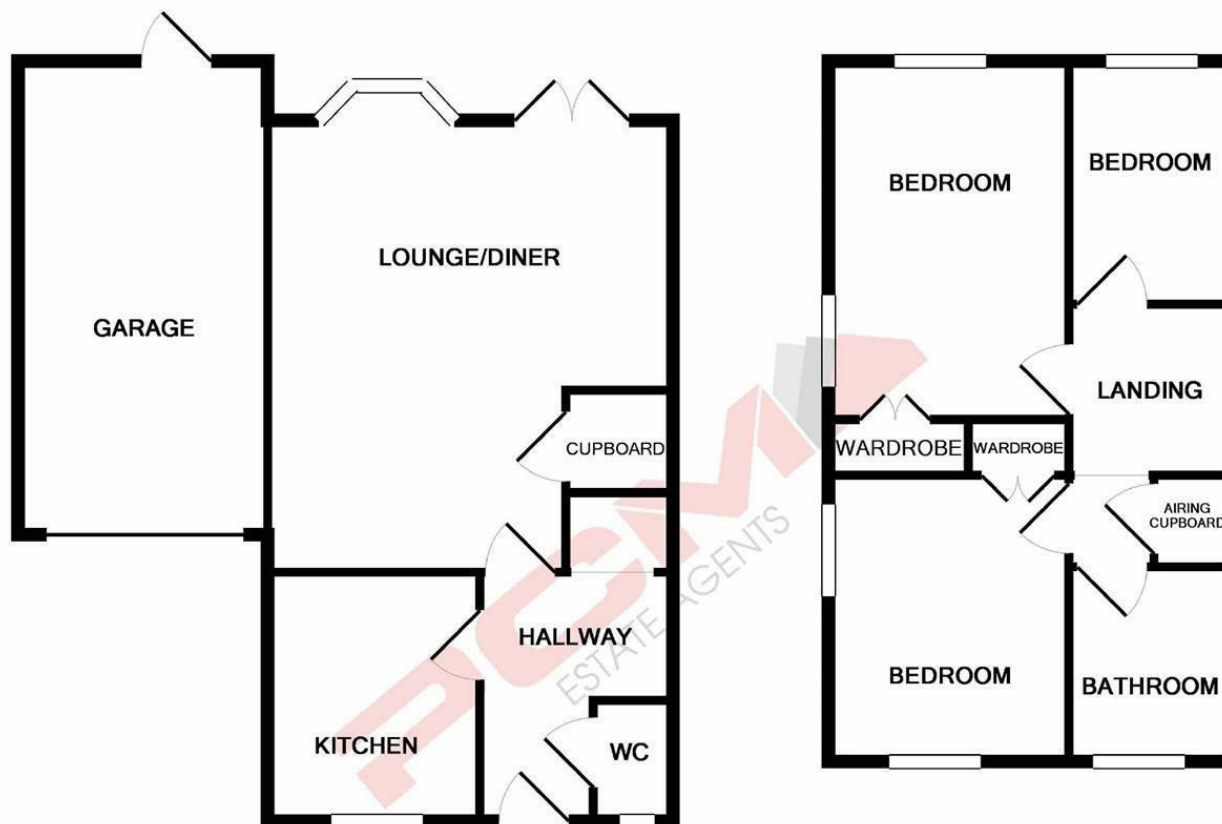
Up and over door, personal door to rear.

REAR GARDEN

Area of decking, covered seating area, leading to gardens laid to lawn, trees and shrubs, enclosed by fencing, outside tap, side access.

Council Tax Band: C





GROUND FLOOR

1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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