



22, Cookson Gardens, Hastings, TN35 5QH

Web: www.pcimestateagents.co.uk
Tel: 01424 839111

Price £239,950

PCM Estate Agents are delighted to offer to market an opportunity to secure this MODERN TWO BEDROOMED TERRACED HOUSE located towards the end of this quiet cul-de-sac, benefitting from an ALLOCATED PARKING SPACE in addition to a PRIVATE AND SECLUDED REAR GARDEN.

The property is offered to the market CHAIN FREE and offers accommodation arranged over two floors comprising an entrance hallway, lounge, SEPARATE KITCHEN with access onto the garden, whilst to the first floor are TWO BEDROOMS and a family bathroom. Externally the property also benefits from a PRIVATE REAR GARDEN in addition to an ALLOCATED PARKING SPACE.

Viewing comes highly recommended for those seeking a FAMILY HOME within a quiet cul-de-sac location.

PRIVATE FRONT DOOR

Leading to;

ENTRANCE HALLWAY

Stairs rising to first floor accommodation, radiator, wall mounted fuse box, wall mounted thermostat control, door to;

LOUNGE

12'2 narrowing to 9 x 15'3 (3.71m narrowing to 2.74m x 4.65m)

Double glazed window to front aspect, two radiators, television point, door to;

KITCHEN

12'1 x 7'11 (3.68m x 2.41m)

Comprising a range of eye and base level units with worksurfaces over, four ring gas hob with extractor above and oven below, inset sink with mixer tap, space and plumbing for washing machine, space for fridge freezer, radiator, double glazed window and door to rear aspect overlooking the garden.

FIRST FLOOR LANDING

Loft hatch.

BEDROOM

11'8 x 10'2 max (3.56m x 3.10m max)

Built in wardrobe, airing cupboard, two double glazed windows to front aspect, radiator.

BEDROOM

11'6 x 6'4 (3.51m x 1.93m)

Double glazed window to rear aspect, radiator.

BATHROOM

6'2 x 5'6 (1.88m x 1.68m)

Panelled bath with mixer tap and shower attachment, shower screen, wash hand basin with tiled splashback, radiator, part tiled walls, extractor fan, double glazed obscured window to rear aspect.

REAR GARDEN

Private and secluded family friendly rear garden, patio area ideal for seating and entertaining leading onto an area of lawn, enclosed fenced and walled boundaries, gate providing side access to the front of the property.

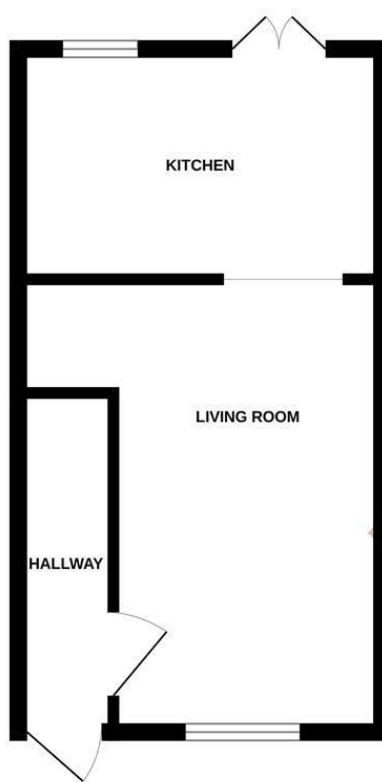
ALLOCATED PARKING

Located to the right hand side of the terrace.

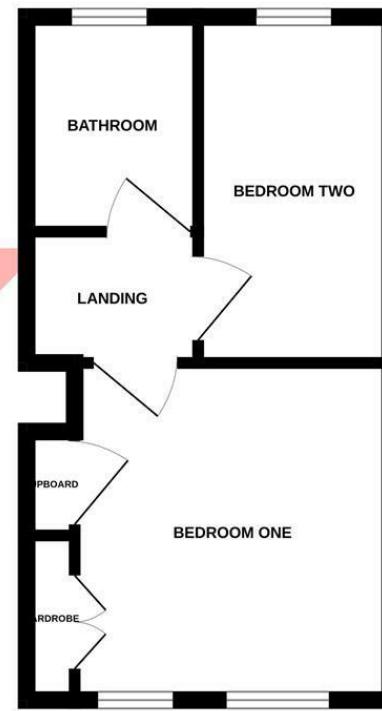
Council Tax Band: B



GROUND FLOOR



1ST FLOOR



PCM
ESTATE AGENTS

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other features of a property are not guaranteed. 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	90	
(81-91)	B	67	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

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			
EU Directive 2002/91/EC			
England & Wales			