



ESTATE AGENTS

6, Cookson Gardens, Hastings, TN35 5QH

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Price £415,000

PCM Estate Agents are delighted to introduce this STUNNING, MODERN, DETACHED FOUR/ FIVE BEDROOM FAMILY HOME, nestled in a sought-after development on the edge of the Ore Village, perfectly positioned close to local schools, amenities, and green spaces, this contemporary home is ideal for growing families.

Step inside to a spacious, WELL-DESIGNED INTERIOR that exudes modern elegance, the accommodation arranged over two floors but on SPLIT LEVELS, on the ground and lower level a welcoming entrance hall, KITCHEN-BREAKFAST ROOM, separate UTILITY, spacious LOUNGE-FAMILY ROOM, which is open plan onto the DINING ROOM, a STUDY, a further RECEPTION ROOM/ BEDROOM and SEPARATE WC conclude the accommodation on these levels. Upstairs there are FOUR DOUBLE BEDROOMS, the master bedroom with EN-SUITE in addition to a lovely family bathroom which services the remains bedrooms.

Outside, the LOW-MAINTENANCE GARDEN is a true oasis, basking in sunlight all day long. With a STYLISH GARDEN BAR, a SUMMER HOUSE and a variety of decked and patio seating areas, plus a sleek artificial lawn, it's a perfect space for entertaining or relaxing with loved ones.

This home is a rare find, so early viewing is highly recommended. Call us today to arrange your private tour!

DOUBLE GLAZED FRONT DOOR

Opening to:

ENTRANCE HALL

Polished tiled flooring, stairs to upper and lower floor accommodation, radiator, doors to:

DOWNSTAIRS WC

Tiled flooring, part tiled walls, chrome heated towel rail, vanity enclosed wash hand basin with mixer tap, concealed cistern dual flush low level wc, frosted glass window to front aspect with made to measure bespoke plantation shutter.

KITCHEN-BREAKFAST ROOM

15'8 x 7'2 (4.78m x 2.18m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, resin drainer-sink with mixer spray tap, five ring gas hob with double oven and grill below, fitted cooker hood, integrated under counter fridge, space for further appliances including washing machine and dishwasher, breakfast bar seating area, radiator, part tiled walls, tiled flooring, dual aspect with double glazed window and door to side aspect, double glazed bay window to front aspect.

UTILITY ROOM

9' x 8'7 narrowing to 6' (2.74m x 2.62m narrowing to 1.83m)

Fitted with a matching range of eye and base level cupboards, worksurfaces and tiled splashbacks, wall mounted Worcester boiler, space for American style fridge freezer, space for under counter appliances, wood laminate flooring, door to:

RECEPTION/ OPTIONAL BEDROOM

10'8 narrowing to 8'2 x 8'2 (3.25m narrowing to 2.49m x 2.49m)

Wood laminate flooring, radiator, wall mounted cupboard concealed consumer unit for the electrics, double glazed window to front aspect with made to measure plantation shutters.

LOWR FLOOR HALL

Leading to:

OPEN PLAN LOUNGE-FAMILY ROOM

22'8 narrowing to 13'7 x 13'7 (6.91m narrowing to 4.14m x 4.14m)

Polished porcelain tiled flooring, television point, radiator, double glazed window to rear aspect with views onto the garden, door to bedroom and opening to:

DINING ROOM

13'9 x 11'7 (4.19m x 3.53m)

Continuation of the polished porcelain tiled flooring two radiators, part brick construction with down lights, double glazed windows to side and rear elevations having made to measure plantation shutters, double glazed French doors with made to measure plantation shutters leading to the garden.

SNUG/ OFFICE

9'2 x 6'1 narrowing to 5'3 (2.79m x 1.85m narrowing to 1.60m)
Built in bed, wood laminate flooring, radiator, double glazed window to side aspect with made to measure plantation shutters.

FIRST FLOOR LANDING

Airing cupboard housing the immersion heater, split level and providing doors to:

BEDROOM

14'3 x 10'2 narrowing to 7'6 (4.34m x 3.10m narrowing to 2.29m)
Wood laminate flooring, radiator, double glazed window to rear aspect with made to measure plantation shutters.

BEDROOM

12'3 x 8'2 (3.73m x 2.49m)
Radiator, wood laminate flooring, double glazed window to rear aspect with made to measure plantation shutters.

BATHROOM

Rolltop Victorian bathtub with mixer tap and shower attachment, dual flush low level wc, pedestal wash hand basin with mixer tap, tiled walls, tiled flooring, down lights, extractor for ventilation, double glazed pattern glass window to rear aspect.

MASTER BEDROOM

13'10 max x 12'2 (4.22m max x 3.71m)
Wood laminate flooring, two built in double wardrobes, radiator, double glazed window to front aspect with made to measure plantation shutters, door to:

LUXURIOUS EN-SUITE

Walk-in shower with rain style shower head and hand-held shower attachment, pedestal wash hand basin with chrome mixer tap, dual flush low level wc, chrome heated towel rail, tiled walls, tiled flooring, down lights, extractor for ventilation, double glazed opaque glass window to side aspect.

BEDROOM

10'3 x 11'9 (3.12m x 3.58m)
Wood laminate flooring, built in cupboard, radiator, double glazed window to front aspect with made to measure plantation shutters.

OUTSIDE - FRONT

Resin driveway providing off road parking for two-three vehicles.

REAR GARDEN

The garden is low-maintenance with a decked patio seating areas, artificially laid lawn, two outbuildings, one of which housing a hot tub and could be utilised as a summer house, and the other used as a garden bar.

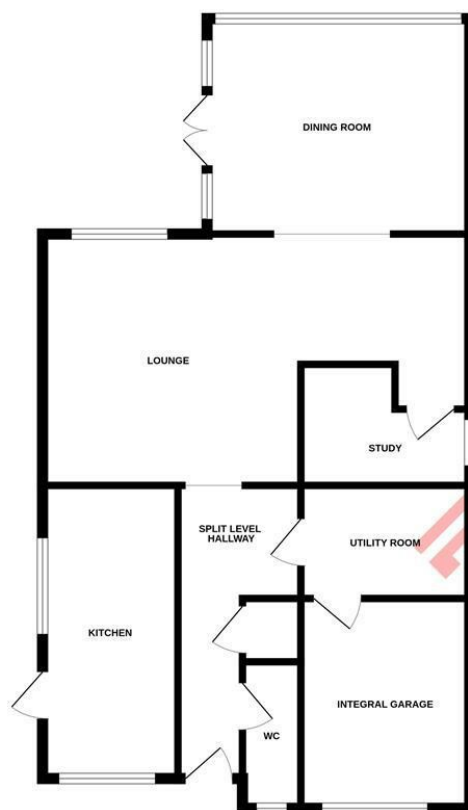
Council Tax Band: E



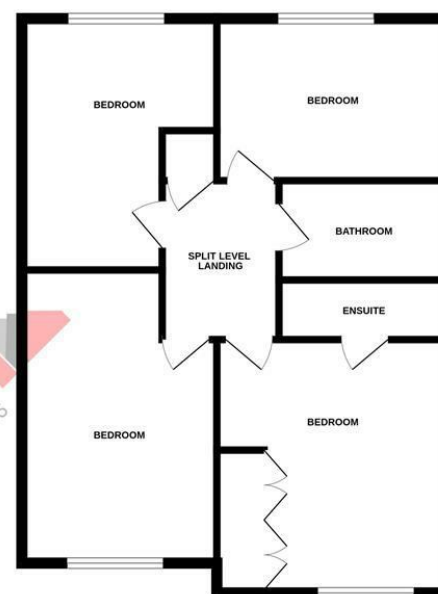




GROUND FLOOR



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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PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

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