



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

Web: [www.pcimestateagents.co.uk](http://www.pcimestateagents.co.uk)  
Tel: 01424 839111

**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 spray 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.

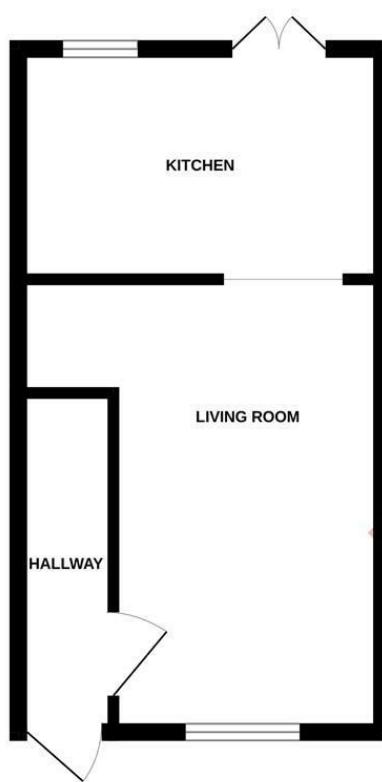
#### **REAR GARDEN**

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

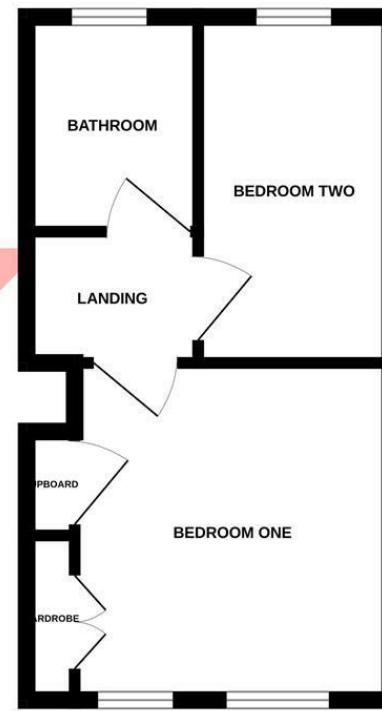
Council Tax Band: B



GROUND FLOOR



1ST FLOOR



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other internal appliances are not guaranteed. No liability 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	90	90
(81-91)	B	67	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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			