



**21, Woodlands Way, Hastings, TN34 2FT**

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

**Guide Price £260,000**

\*\* GUIDE PRICE £260,000 - £275,000 \*\*

A beautifully presented TWO DOUBLE BEDROOM MODERN HOUSE with PRIVATE GARDEN and TWO ALLOCATED PARKING SPACES, located on this sought-after and quiet development built by the award winning Millwood Designer Homes in 2017.

The property is considered an IDEAL FIRST TIME PURCHASE and offers beautifully presented and spacious accommodation throughout comprising a generous entrance hallway, 14ft LIVING ROOM with access to the garden, MODERN KITCHEN, DOWNSTAIRS WC, first floor landing, TWO GOOD SIZED DOUBLE BEDROOMS and a bathroom. The property also enjoys a PRIVATE ENCLOSED REAR GARDEN with gate providing rear access to the car park in which the property benefits from TWO ALLOCATED SPACES.

Located on a sought-after and MODERN DEVELOPMENT towards the northern outskirts of Hastings, within easy reach of local schooling and the A21. The property is considered an IDEAL FAMILY HOME.

Please call now to arrange your immediate viewing to avoid disappointment.

#### **PRIVATE FRONT DOOR**

Leading to:

#### **ENTRANCE HALLWAY**

Spacious with stairs rising to the first floor accommodation, under stairs storage cupboard, radiator.

#### **LOUNGE**

14'6 x 11'6 (4.42m x 3.51m)

Double glazed windows and French doors to rear aspect leading out to the garden, two radiators, offering ample space for seating and entertaining, ample space for dining table.

#### **KITCHEN**

10'5 x 7'7 (3.18m x 2.31m)

Modern and comprising a range of eye and base level units with worksurfaces over, four ring gas hob with extractor above and oven below, space for fridge freezer, space and plumbing for washing machine, stainless steel inset sink with mixer tap, radiator, double glazed window to front aspect.

#### **DOWNSTAIRS WC**

Dual flush wc, wash hand basin, part tiled walls, radiator, extractor fan.

#### **FIRST FLOOR LANDING**

Loft hatch, built in storage cupboard.

#### **BEDROOM**

14'7 max x 10'3 max (4.45m max x 3.12m max )

Built in storage cupboard, double glazed window to front aspect, radiator, storage/ airing cupboard, wall mounted thermostat control.

#### **BEDROOM**

14'7 x 8'7 (4.45m x 2.62m)

Double glazed window to rear aspect, radiator.

#### **BATHROOM**

7'1 x 6' (2.16m x 1.83m)

Luxury suite comprising a panelled bath with mixer tap, shower attachment and shower screen, wash hand basin, dual flush wc, shaver point, ladder style radiator, part tiled walls, extractor fan.

#### **REAR GARDEN**

Private and enclosed, family friendly and predominantly level with patio area abutting the property, pathway leading towards the end of the garden, gate providing rear access leading to the car park. The garden is predominantly laid to lawn with enclosed fenced boundaries and storage shed.

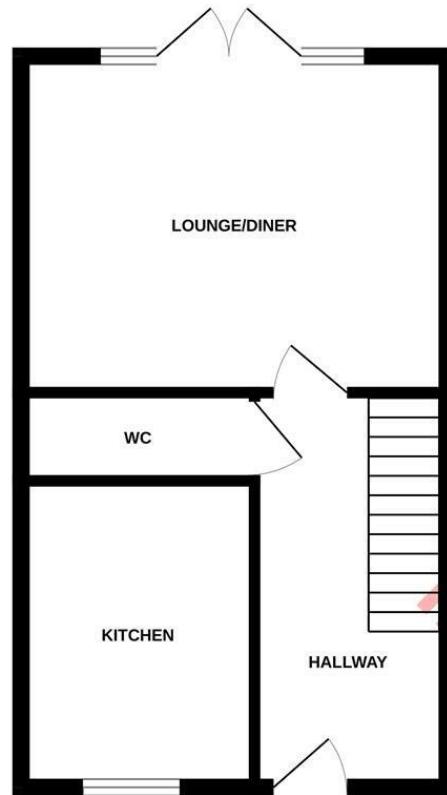
#### **PARKING**

Two allocated spaces adjacent to the property.

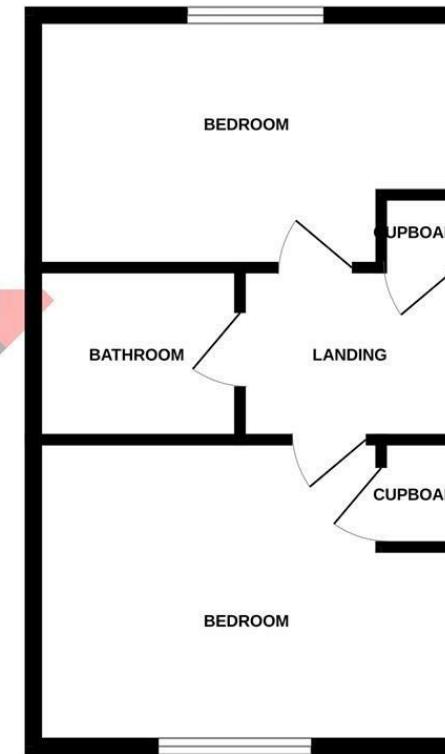
Council Tax Band: C



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 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 | 95      |           |
| (81-91)                                     | B | 82      |           |
| (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                     |   |         |           |

| 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   |   |         |           |