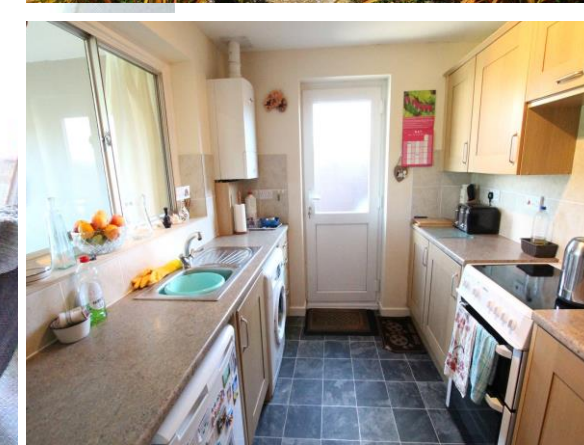




**2 Cunningham Drive, Eastbourne,
East Sussex, BN23 6AH
£325,000**

Rager & Roberts



2 Cunningham Drive, Eastbourne, East Sussex, BN23 6AH

A beautifully presented and extended 2 bedroom bungalow with garage in the highly sought after residential area of Langney Point

large entrance porch • 18' sitting/dining room • 18' second reception room
kitchen • 2 double bedrooms • luxurious refitted shower room with wc • garden • garage

Description

A beautifully presented and extended 2 bedroom bungalow with garage in the highly sought after residential area of Langney Point. The property has been greatly improved by the present owner and now provides a large second reception room with garden aspect as well as a refitted kitchen and shower room. The generously proportioned accommodation is well presented and an early appointment to view is strongly recommended.

Location

Cunningham Drive is situated in the sought after area of Langney Point well placed for a range of facilities at Sovereign Harbour as well as local shopping facilities and the seafront. Eastbourne town centre provides a range of services including the newly refurbished shopping centre and main line rail services to London Victoria and to Gatwick. Sporting facilities include 3 principal golf courses and there is scenic downland countryside within the South Downs national Park to the west of Eastbourne.

Front door to

Large double glazed entrance porch

Inner door to

Reception Hall with cloaks cupboard, large storage cupboard and radiator.

Spacious Sitting/Dining Room 18'7" x 14'4" (5.66m x 4.37m) radiator.

Double doors to

Second Reception Room 18'10" x 9'4" (5.74m x 2.84m) with glorious garden aspect, radiator, double doors to garden.

Kitchen 9'7" 8'2" (2.92m 2.5m) refitted with a range of working surfaces with drawers and cupboards below and matching cabinets above, sink unit with mixer tap, space for cooker and low level refrigerator and freezer, further space and plumbing for washing machine. Wall mounted Worcester Bosch gas fired boiler, door to garden.

Bedroom 1 13'6" x 11'1" (4.11m x 3.38m) including the depth of the range of built in wardrobe cupboards, radiator.

Bedroom 2 11'2" x 10'4" (3.4m x 3.15m) including the depth of the range of built in wardrobe cupboards, radiator.

Refitted Shower Room/wc luxuriously fitted with white suite comprising large shower unit with wall mounted fittings, wash basin, radiator, part tiled walls.

Outside

A fine feature of this property is the garden setting. The principal area of garden is to the rear and affords a westerly aspect. The garden is laid to lawn and has an abundance of flowering plants and shrubs. Side access.

Garage Up and over door and personal door to garden.

Private entrance drive affording off road parking space.

Tenure

Freehold

TOWN CENTRE OFFICE

36 Cornfield Road
Eastbourne BN21 4QH
Tel: 01323 430133
Fax: 01323 430144

OLD TOWN OFFICE


117 Green Street
Eastbourne BN21 1RS
Tel: 01323 419911
Fax: 01323 641941

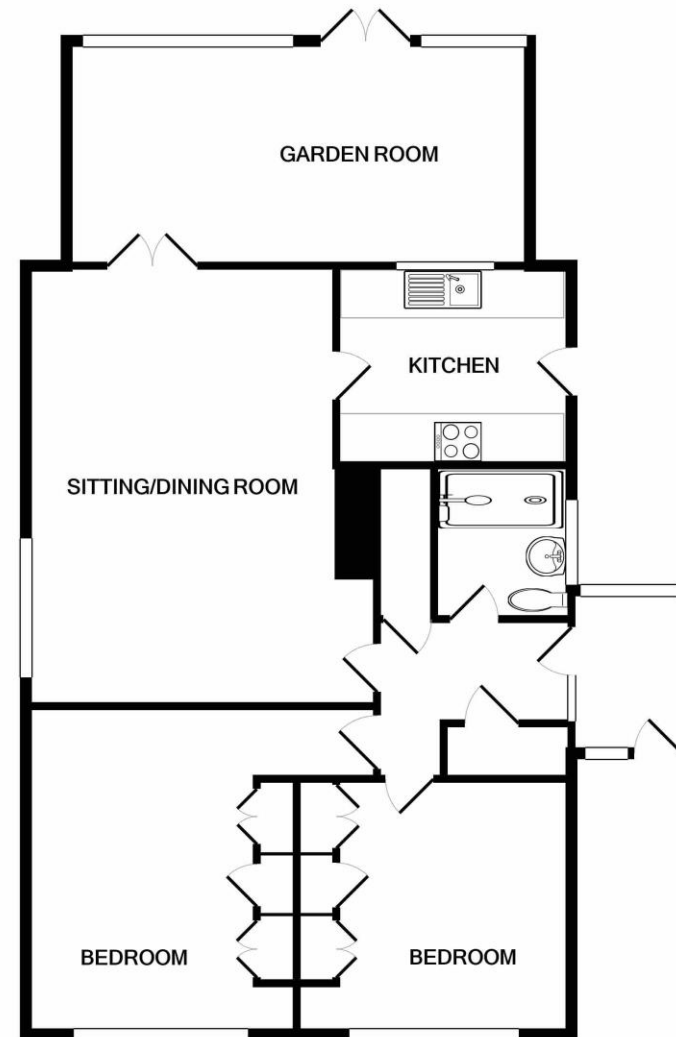
ALFRISTON

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Alfriston BN26 5UG
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e-mail: sales@ragerroberts.co.uk

website: www.ragerroberts.co.uk

| Energy Efficiency Rating | |
|---|---|
| Current | Potential |
| Very energy efficient - lower running costs | |
| (92+) A | |
| (81-91) B | 82 |
| (69-80) C | |
| (55-68) D | 67 |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not energy efficient - higher running costs | |
| England, Scotland & Wales | EU Directive 2002/91/EC  |



TOTAL APPROX. FLOOR AREA 907 SQ.FT. (84.3 SQ.M.)

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, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
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We have not carried out a structural survey nor checked boundaries or tested any apparatus, equipment, fixtures, fittings or services and cannot guarantee that they are in working order or fit for their purpose. All photographs, measurements, floor plans and distances referred to are given as an approximate guide only and should not be relied upon. Measurements indicate the approximate maximum dimensions of any room and can include window bays, wardrobe cupboards and recesses. We have not checked the legal documents to verify the freehold/leasehold status of the property.