Valuers, Land & Estate Agents
6 Cornfield Road
Eastbourne
East Sussex BN21 4PJ

Tel: (01323) 722222
Fax: (01323) 722226

eastbourne@taylor-engley.co.uk
www.taylor-engley.co.uk

est. 1978
Taylor Engley









43 Cunningham Drive, Langney Point, Eastbourne, East Sussex, BN23 6BL
Asking Price £310,000 Freehold

An opportunity arises to acquire this TWO BEDROOMED DETACHED BUNGALOW, ideally situated in the popular Langney Point area of Eastbourne. Occupying a generous level plot, the property offers excellent potential for enlargement to the side, subject to the necessary planning consents and any restrictive covenants. The accommodation benefits from gas-fired central heating and double glazing and the property is offered to the market chain free. EPC=D.



Cunningham Drive enjoys a level location within the popular Langney Point area of Eastbourne. The property is ideally placed for those seeking a relaxed coastal lifestyle whilst remaining conveniently connected to local amenities. Local shops can be found in Beatty Road, with more comprehensive shopping and leisure amenities available at the nearby Sovereign Harbour, offering an excellent selection of restaurants, cafés, bars and a supermarket. Eastbourne's picturesque promenade and beaches are also within easy reach, providing wonderful opportunities for walking, cycling and a variety of waterside leisure pursuits. Bus services serve the local area, whilst Eastbourne town centre and mainline railway station are approximately one and a half miles distant.

*** POPULAR LANGNEY POINT AREA * LEVEL LOCATION * CLOSE PROXIMETY TO LOCAL AMENITES AND THE SEAFRONT * TWO BEDROOMS * LIVING ROOM * KITCHEN * SHOWER ROOM * SPACIOUS PLOT * GAS FIRED CENTRAL HEATING * DOUBLE GLAZING * CHAIN FREE ***





The accommodation
Comprises:

Front door opening to:

Entrance Hall
Radiator, central heating thermostat, built-in cupboard housing Baxi gas fired boiler, built-in store cupboard housing gas and electric meters, loft hatch to roof space with fitted loft ladder.

Living Room
17'9 x 11'9 (5.41m x 3.58m)
Tiled fireplace with fitted electric fire, outlook to front and window to side.

Kitchen
10'5 x 8'2 (3.18m x 2.49m)
Range of base and wall mounted cupboards, worktops with tiled splash back, and inset single drainer sink unit, under counter electric oven, electric hob with extractor fan over, space and plumbing washing machine outlook to rear and door to side.

Bedroom 1
13'7 max x 11'10 max (4.14m max x 3.61m max)
Radiator, outlook to rear.

Bedroom 2
11'11 max x 10'4 max (3.63m max x 3.15m max)
(10'4 max reducing to a minimum of 7'10)
Radiator, outlook to front.

Shower Room
Shower cubicle, wash hand basin set into cabinet, low level wc, chrome effect heated towel rail, tiled walls, window to side.

Front Garden
Having areas laid to lawn and beach, various shrubs.

Rear Garden
Having paved areas and flower beds with various established shrubs, garden store, summerhouse, outside tap, gate to side opening to front garden and gate to rear opening onto Someville Close.

COUNCIL TAX BAND:
Council Tax Band -'D' Eastbourne Borough Council.

BROADBAND AND MOBILE PHONE CHECKER:
For broadband and mobile phone information please see the following website:
www.checker.ofcom.org.uk

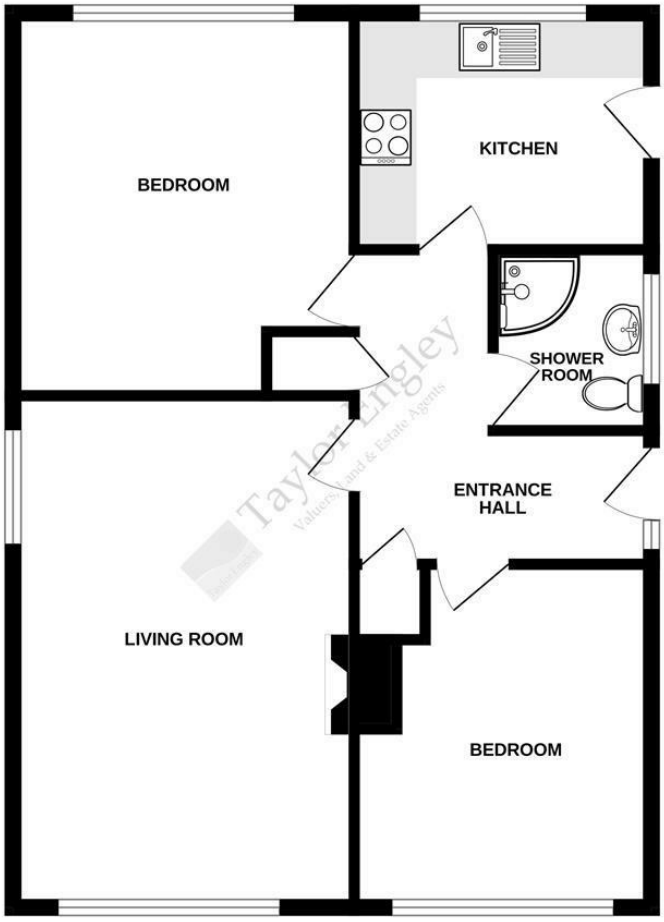
FOR CLARIFICATION:
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

VIEWING ARRANGEMENTS:
All appointments are to be made through TAYLOR ENGLEY.





GROUND FLOOR
685 sq.ft. (63.6 sq.m.) approx.



TOTAL FLOOR AREA : 685 sq.ft. (63.6 sq.m.) approx.

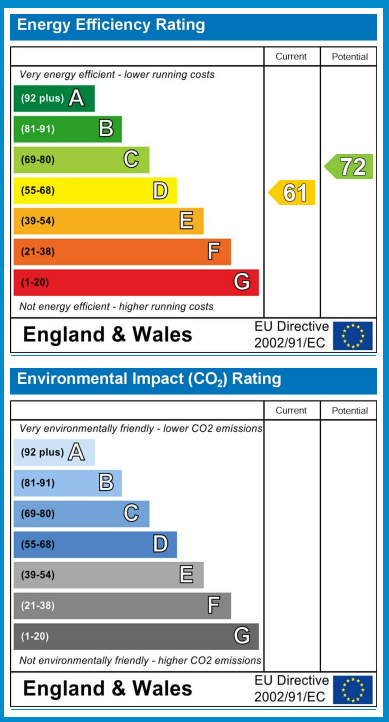
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
Made with Metropix ©2026











We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed. Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.
Taylor Engley is a trading name of Taylor Engley Limited, registered office: Railview Lofts, 19c Commercial Road, Eastbourne, East Sussex, BN21 3XE, company number 5477238, registered in England and Wales.