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Taylor Engley



11 Cuckmere Drive, Stone Cross, Pevensey, East Sussex, BN24 5PT

Asking Price £400,000 Freehold

Taylor Engley are delighted to offer to the market this **ATTRACTIVE THREE BEDROOMED DETACHED HOME**, located in the popular Stone Cross area. This well presented property is considered to provide ideal family accommodation and has the benefit of gas fired central heating and double glazed windows. Features include a sitting room/dining room, fitted kitchen, principal bedroom with en-suite and a family bathroom. Outside the rear garden enjoys a south to south easterly aspect and there is a garage with a driveway car parking space to front.



Local schools can be found within the Stone Cross and Langney area and local shops are also available within the Stone Cross area. The Langney Shopping Centre is approximately one and a quarter miles distant whilst Eastbourne's town centre is approximately five miles distant offering a comprehensive range of shopping facilities and mainline railway station.

*** POPULAR STONE CROSS LOCATION * IDEAL FAMILY ACCOMMODATION * WELL PRESENTED * SITTING ROOM/DINING ROOM * THREE BEDROOMS * PRINCIPLE BEDROOM WITH EN-SUITE * FAMILY BATHROOM * GARDENS WITH SOUTH TO SOUTH EASTERLY ASPECT TO REAR * GARAGE WITH DRIVEWAY CAR PARKING SPACE TO FRONT * GAS FIRED CENTRAL HEATING * DOUBLE GLAZED WINDOWS * INTERNAL VIEWING HIGHLY RECOMMENDED ***



The accommodation

Comprises:

Front door opening to:

Entrance Hall

Engineered oak flooring, central heating thermostat, under stairs storage cupboard.

Sitting/Dining Room

Sitting Room Area

15'10 x 10'8 (4.83m x 3.25m)

Radiator, window to front with fitted window shutters, wide arch opening to:

Dining Room Area

10'6 x 8'9 (3.20m x 2.67m)

Radiator, double doors with fitted blinds opening to rear garden.

Fitted Kitchen

10'4 x 9'1 (3.15m x 2.77m)

(Maximum measurements include depth of fitted units)

Comprises: single drainer one and a half bowl sink unit, worksurface with tiled splash back, range of base and wall mounted cupboards, under counter electric oven, four burner gas hob with extractor fan over, dishwasher, space and plumbing for washing machine, space for fridge/freezer, wall mounted cupboard housing Baxi gas fired boiler, downlighters, radiator, connecting doors to dining area and entrance hall, window to rear and door to side.

Stairs rising from entrance hall to:

First Floor Landing

Loft hatch to roof space.

Bedroom 1

12'9 x 9'2 (3.89m x 2.79m)

(9'2 to cupboard front)

Full height built-in wardrobe cupboards with three sliding doors, radiator, downlighters, window to front with fitted window shutters.

En-suite Shower Room

Shower cubicle with rain head shower fitment and hand held shower fitment, wash hand basin set into cabinet, low level wc, chrome effect heated towel rail, tiled walls, tiled floor, downlighters, shaver point, window to side.

Bedroom 2

11'1 max x 10'2 max (3.38m max x 3.10m max)

Radiator, outlook to rear.

Bedroom 3

10'7 max x 7' max (3.23m max x 2.13m max)

Radiator, outlook to rear.

Family Bathroom

Shaped bath with rain head shower fitment and hand held shower fitment, shower screen, wash hand basin set into cabinet, low level wc, chrome effect heated towel rail, tiled walls, tiled floor, shaver point, airing cupboard housing cylinder.

Front Garden

Laid mainly to block paving and borders with some shrubs.

Rear Garden

Enjoying a south to south easterly aspect, patio area to immediate rear, area laid to lawn, outside tap, gate to side of property.

Garage

16'8 max x 8'6 max (5.08m max x 2.59m max)

(Maximum measurements include depth of internal pillars, fittings and structures)

Light and power, pitched roof, up and over door to front.

Driveway Car Parking Space

In front of garage.

COUNCIL TAX BAND:

Council Tax Band - 'D' Wealden District Council.

BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website:

www.checker.ofcom.org.uk

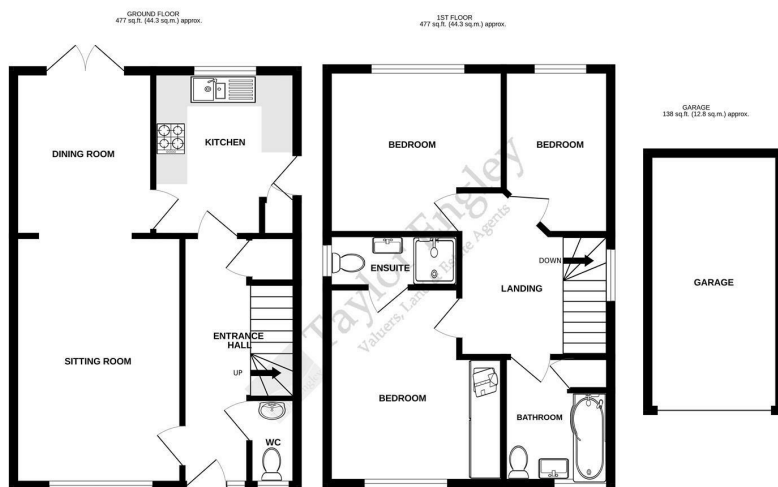
FOR CLARIFICATION:

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 ENGLE.

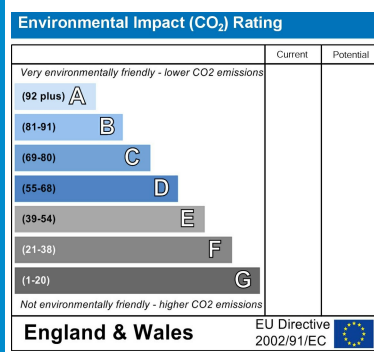
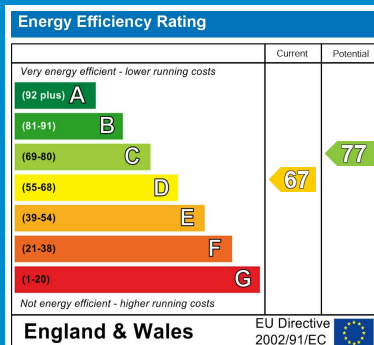
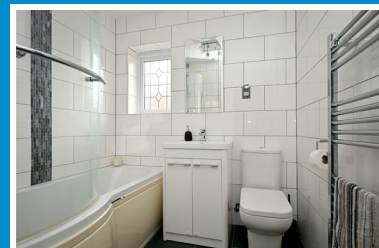




TOTAL FLOOR AREA: 1092 sq.ft. (101.5 sq.m.) approx.

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.

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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.

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