



This floorplan is for illustration purposes only. The room sizes, locations of doors, windows and other features are approximate.
Plan produced using PlanUp.

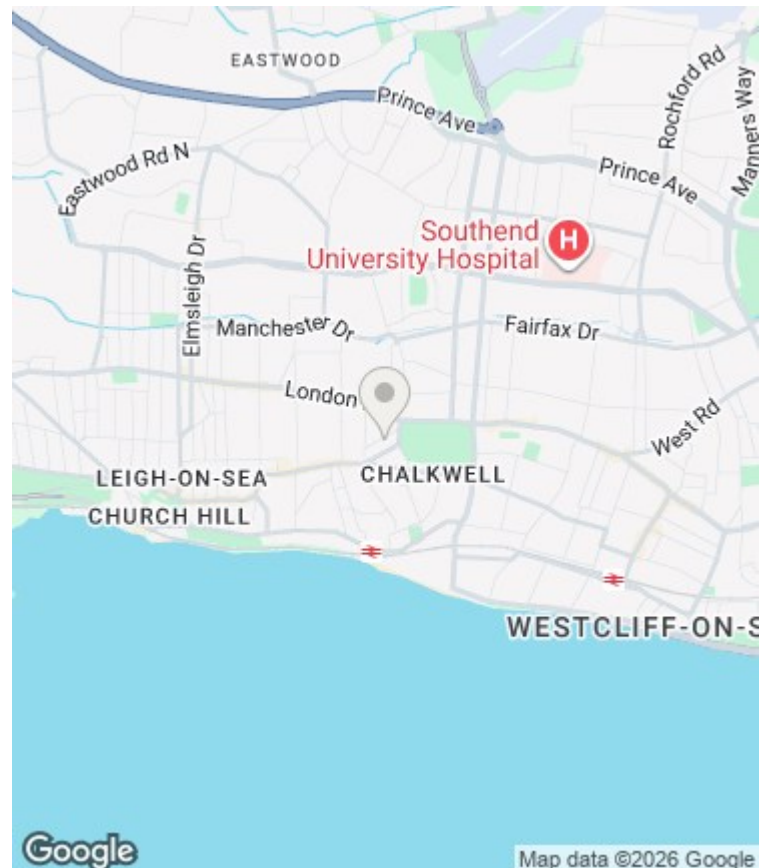
Energy Efficiency Rating

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

Viewing

Please contact our Sales & Letting Office on 017027 10555 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guideline and do not constitute any part of an offer or contract. Intending purchasers should rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representations



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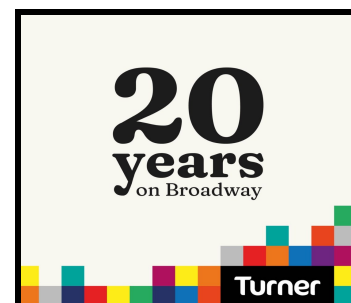
DELIGHTFUL CHARACTER FAMILY HOME
 OFF STREET PARKING FOR TWO VEHICLES
 SOUTH BACKING REAR GARDEN

 GROUND FLOOR CLOAKROOM
 CLOSE TO CHALKWELL STATION, LEIGH BROADWAY
 AND LONDON ROAD SHOPS

FOUR DOUBLE BEDROOMS
 TWO GREAT SIZED RECEPTION ROOMS
 LARGE SOUTH FACING BALCONY ACCESSED FROM
 BEDROOMS TWO & FOUR
 MANY ORIGINAL FEATURES
 PERFECT FOR LOCAL SCHOOLS

Sunningdale Avenue, Leigh-On-Sea

GUIDE PRICE £700,000 - £750,000



WHAT & WHERE - LOCATED IN A POPULAR RESIDENTIAL TURNING IN THE HEART OF LEIGH, THIS EXQUISITE PERIOD HOME BOASTING MANY ORIGINAL FEATURES INCLUDING FIREPLACES AND STAINED GLASS WINDOWS. WITH FOUR DOUBLE BEDROOMS, TWO GREAT SIZED RECEPTION ROOMS, FITTED KITCHEN, OFF STREET PARKING FOR TWO VEHICLES, SOUTH BACKING GARDEN AND LARGE SOUTH BACKING BALCONY, WE STRONGLY ADVISE AN EARLY INTERNAL INSPECTION.

WHY - PERFECT FOR THOSE LOOKING TO CREATE THEIR "PERFECT FOREVER HOME", COMMUTERS AND DOWNSIZERS ALIKE. WE FEEL THIS HOME WOULD BE SUITABLE FOR A WHOLE RANGE OF BUYERS.

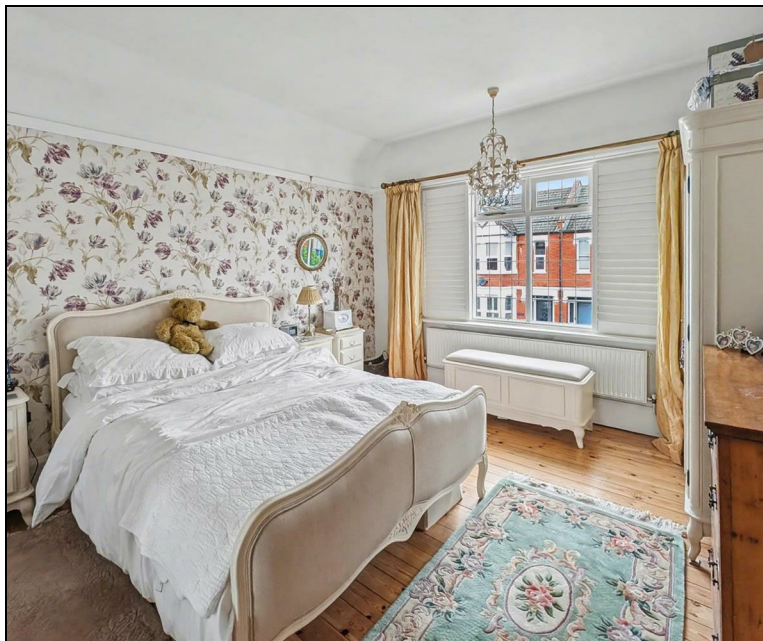
 4  1  2  C Council Tax Band : E



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Turner Sales & Lettings



ENTRANCE PORCH
1.12m x 0.96m (3'8" x 3'1")

ENTRANCE HALL
2.45m max x 4.93m > 3.72m
(8'0" max x 16'2" > 12'2")

LOUNGE
3.67m x 4.38m into bay
(12'0" x 14'4" into bay)

LIVING ROOM / DINING ROOM
8.07m max x 3.72m > 3.04m
(26'5" max x 12'2" > 9'11")

KITCHEN / BREAKFAST ROOM
4.08m x 3.64m (13'4" x
11'11")

GROUND FLOOR CLOAKROOM
1.68m x 0.88m (5'6" x 2'10")

LANDING
3.68m x 2.98m at furthest
points (12'0" x 9'9" at
furthest points)

BEDROOM ONE
3.74m x 3.67m (12'3" x
12'0")

**BEDROOM TWO WITH
BALCONY ACCESS**
4.32m x 2.55m (14'2" x 8'4")

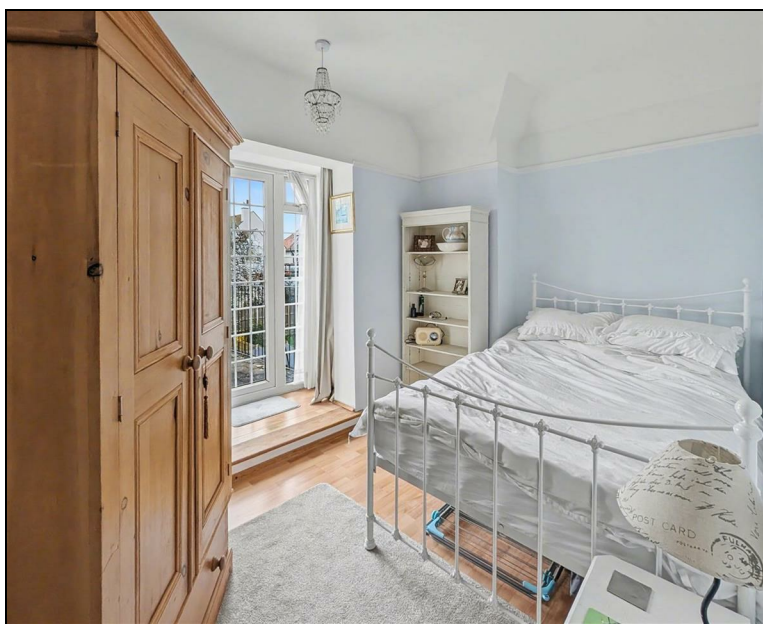
BEDROOM THREE
3.82m x 2.58m (12'6" x 8'5")

**BEDROOM FOUR WITH
BALCONY ACCESS**
2.44m plus door recess x
3.67 (8'0" plus door recess x
12'0")

BATHROOM / W.C
2.52m x 1.79 (8'3" x 5'10")

**SOUTH BACKING REAR
GARDEN**

PARKING FOR TWO VEHICLES



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