



SUNNINGDALE AVENUE, LEIGH ON SEA
GUIDE PRICE: - £600,000 TO £625,000 FREEHOLD

A BEAUTIFUL THREE BEDROOM SEMI-DETACHED HOUSE IN A SOUGHT-AFTER AREA OF LEIGH

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DESCRIPTION:

**** Guide Price £600,000 to £625,000 ****

Introducing this charming semi-detached house boasting 3 bedrooms, located in a sought-after area of Leigh on Sea close to Leigh Road and Broadway with its many shops, cafes and restaurants. Chalkwell Park is a few minutes' walk away and Chalkwell station with direct links to London links is also within walking distance.

This property offers a perfect blend of modern amenities and timeless charm. The bright and spacious interior is well-maintained, creating an inviting atmosphere for you and your family to call home.

Don't miss the opportunity to make this property your own and create lasting memories in a place you'll be proud to call home.

Original black and white tiled footpath leading up to storm porch.

Entrance door with original black and white tiled floor and ceramic tiled porch, glazed entrance door set in original glazed frame surround to the Reception Hall.

Reception Hall: - Spindle staircase to first floor, radiator, under stairs storage cupboard housing electric meter. Picture rails and oak doors to all rooms.

Lounge: - 15'48 x 11'36. Double glazed square bay window to front, radiator, picture rails.

Beautiful Open Plan Kitchen/Family Room: - Overall Measurement 25' x 17'6. A fabulous room with bi-fold doors leading out to the rear garden. Featured double glazed lantern skylight window. Two radiators, butler style sink with mixer tap and base cupboard under. Extensive range of fitted kitchen units comprising cupboards, drawers, work surfaces and eye level cupboards with lighting, further central island unit/breakfast bar with cupboards and drawers under. Integrated split level four ring electric hob with stylish overhead extractor unit and light above. Built in oven, further cupboard housing gas central heating boiler. Ceiling with downlighting, doors to cloak/w.c and utility cupboard.

Utility Cupboard: - Ceramic tiled floor, plumbing for washing machine, power points.

Cloaks/W.C: - Double glazed window to side. Ceramic tiled walls and floor, modern luxury suite comprising low flushing w.c and wall sink unit set in vanity cabinet and with cupboard under.

First Floor Landing: - Spindle staircase balustrade, loft access, picture rails, oak wood doors to all rooms.

Bedroom One: - 15'48 x 10'37. Double glazed square bay window to front, radiator and picture rails.

Bedroom Two: - 15'70 x 9'11. Double glazed window to rear, picture rails and radiator.

Bedroom Three: - 11'89 x 7'83. Double glazed window to rear and radiator.

Bathroom: - Double glazed window to front, beautiful ceramic tiled walls and floor, chrome heated towel rail, extractor fan. Modern luxury suite comprising shower-end bath with hand shower and overhead rain shower. Fitted glazed shower screen, wash hand basin set in vanity unit with cupboard under and low flushing w.c.

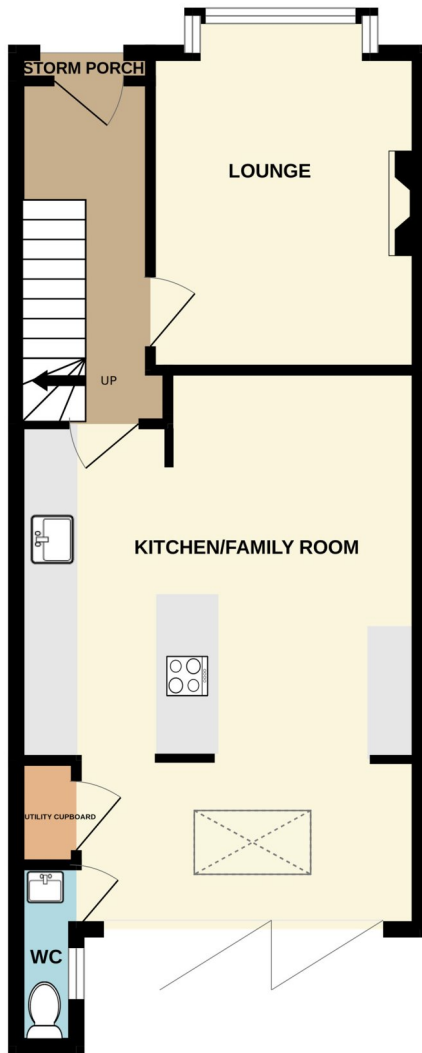
Exterior: -

Rear Garden: -Commencing a paved patio leading to artificial Lawn with shingle borders and garden shed to rear. Outside lighting.

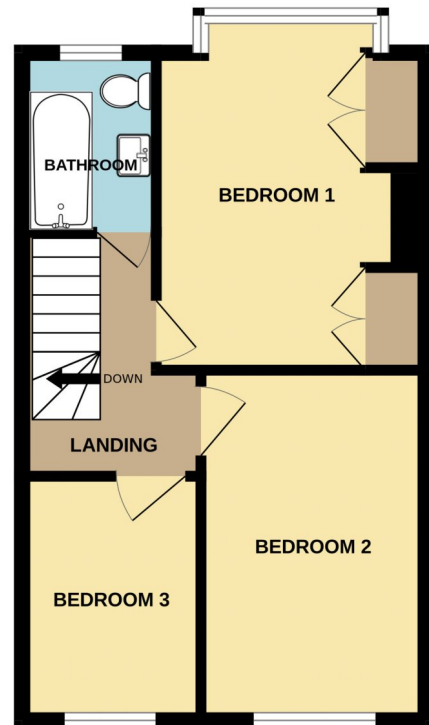
The Front Garden has brick walled front boundary.



GROUND FLOOR



1ST FLOOR



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.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Tenure: Freehold

Council Tax Band: D

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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