



# TO LET

**Sunningdale Avenue,  
Leigh-On-Sea SS9 1JY**

**£2,500 PCM   Deposit Required - £2,884   Council Tax Band - E**

- Detached House
- Refurbished Throughout to a High Standard
- Four Double Bedrooms
- Brand New Stylish Kitchen & Utility
- Two Contemporary Bathrooms
- Great Size Rear Garden
- Car Port to Front
- Moments from Chalkwell Park & Leigh Broadway
- Ideal for Travel Routes & Schools
- Council Tax Band E

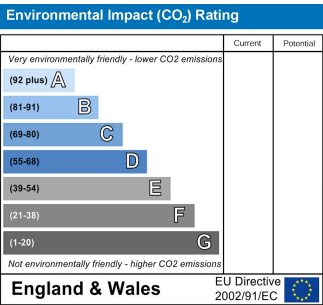
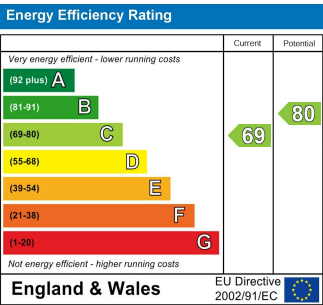
**Appointmoor Rental**  
72 The Ridgeway, Chalkwell, Westcliff, Essex, SS0 8NU  
T. 01702 719 966 W. [appointmoor.co.uk](http://appointmoor.co.uk)

**appointmoor**

## Description

Stunning 4 double bedroom detached house, renovated to a very high standard throughout! This property is located in a very desirable area being convenient for local schools and travel routes and just a short stroll from Chalkwell Park, rail station and Leigh Broadway. Entering the property the ground floor offers a lounge to the front aspect, spacious kitchen diner to the

rear aspect leading out to the well-kept rear garden, useful utility room and stylish three piece shower room. Stairs to the first floor open to a large landing with doors off to four double bedrooms and four piece bathroom. Externally there is a car port to the front aspect and low maintenance rear garden. Viewing on this beautiful property is highly advised. Council Tax Band E.



**AGENTS NOTES:** Appointmoor Estates Ltd as our Vendors Agents have endeavoured to check the accuracy of these sales particulars, but however, can offer no guarantee. These details are prepared as a general guide only, including details regarding lease, service charge, lease length and ground rent/review periods, council tax and deposit amount, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should consult their own independent experts to verify the statements contained herein and before committing themselves to any expenditure or other legal commitments. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested. Floor plans are not to scale and only provide an indication of the layout. All measurements are approximate and should not be relied upon. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. **VIEWINGS: BY APPOINTMOOR ESTATES ONLY**